Davidson County DEEDWARR
Recvd: 05/23/06 12:08 2 pgs
Fees:13.00 Taxes:1402.30

20060523-0060478

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 01/24/09

(AFFIX SEAL)

DINA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

G-VRE-06-2602

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Humphrey	Countrywide Home Loans	
2602 West Linden	(NAME) PO Box 10423	104-15-126-00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN P. FERGUSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM M. HUMPHREY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE WESTERLY 50.0 FEET OF LOT NO. 5 ON THE PLAN OF SUNSET PARK SUBDIVISION AS OF RECORD IN BOOK 332, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 5 FRONTS 50.0 FEET ON THE NORTHERLY MARGIN OF WEST LINDEN AVENUE (FORMERLY SUNSET AVENUE) AND EXTENDS BACK 161.8 FEET ON THE WESTERLY LINE AND 161.7 FEET, MORE OR LESS, ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 50.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BRIAN P. FERGUSON, UNMARRIED BY WARRANTY DEED FROM LUTHER T. CALE, III, UNMARRIED, RECORDED ON THE 17TH DAY OF MAY, 2002 IN INSTRUMENT NO. 20020517-0060680, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 123; and Book 5150, page 15, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 2602 West Linden, Nashville, Tennessee 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of May, 2006.

Brian P. Ferguson by Janet K Dawes, Attorney in fact

Brian P. Ferguson

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of May, 2006, before me personally appeared Janet R. Gaines to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brian P. Ferguson, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Brian P. Ferguson, unmarried.

Witness my hand and official seal, this the 17th day of May, 2006.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903