Davidson County DEEDWARR
Recvd: 05/25/06 14:37 2 pgs
Fees:13.00 Taxes:728.53

20060525-0061737

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $196,900.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2006.

Notary Public
My commission expires: 8/16/08

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08

04-0604-52634

Address of New Owner:	Send Tax Bills to:	Tax Information
Sherri Walden	Countrywide Home Loans	183-05-0-A-182
4504 Red Bark Court	801 Crescent Centre DriveSuite 510	
Antioch TN 37013	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vincent E. Fortuna and wife, Susan F. Fortuna, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sherri Walden, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 144, on the Plan of Phase 3, Section Six, October Woods, of record in Book 7900, Page 909 as amended in Book 9700, Page 915, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vincent E. Fortuna and wife, Susan F. Fortuna by deed from Lifestyle Homes, a Tennessee General Partnership, dated 4-30-01, of record in Instrument No. 20010504-0046303, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4504 Red Bark Court, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 15th day of May, 2006.

Vincent E. Fortuna

Susan F. Fortuna

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vincent E. Fortuna and Susan F. Fortuna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 15th day of May, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 8/16/08

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08