RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44662

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 24152N

Davidson County DEEDWARR
Recvd: 06/05/06 08:13 2 pgs
Fees:13.00 Taxes:338.55
20060605-0065590

MAP/GROUP/PARCEL: 149-2-C/6

NEW OWNER'S NAME AND ADDRESS:
BEVERLY E CARNAHAN
106 ELIZABETHS COURT
Antioch, TN 37013

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste. 120
Nashville, TN 37204

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ALAN JAMES, a married man, hereinafter called Grantor, does hereby transfer and convey unto, BEVERLY E CARNAHAN,* her heirs and assigns, hereinafter called Grantee, property described as follows:

*an unmarried woman

LAND in Davidson County, Tennessee, being Lot No. 6, on the Plan of Sterling Wood, as shown on plat of record in Plat Book 6250, page 648, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 106 ELIZABETHS COURT, Antioch, TN 37013.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20020702-0079115, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ALAN JAMES

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, ALAN JAMES, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 26th day of May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $91,500.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-27-07

JANEL L. McALISTER
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.

MY COMMISSION EXPIRES:
MARCH 27, 2007