Davidson County DEEDWARR
Recvd: 06/05/06 11:25 2 pgs
Fees:13.00 Taxes:236.80

20060605-0065942

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Jacqueline Cockrill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2006

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jacqueline Cockrill	Countrywide Home Loans, Inc.	Map 71
2011 Baptist World Center Dr.	801 Cresent Center Dr Ste 510	Group 5
Nashville, TN 37207	Franklin, TN 37067	Parcel 50

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Suprenia D. Bond, married and Delennio A. Bond

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jacqueline Cockrill, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the northerly 53 feet front of Lot No. 12 in E.T. Brown's Subdivision of parts of Lots 9 and 10 of Brooklyn, a plan of which is of record in Book 332, Page 60, Register's Office for said County.

Said part of said lot fronts 53 feet on the easterly side of Whites Creek Pike and runs back between parallel lines 102 feet on the north line along the southerly margin of Gooch Street and 98 feet, more or less, on the south line to a dead line in the rear.

Being the same property conveyed to Suprenia D. Bond and Delennio A. Bond by Quitclaim Deed from Pauline Cockrill Ewin, of record in Instrument 20060324-0033804, Register's Office for said County. See also deed of record in Book 3103, Page 433, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 60, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2011 Baptist World Center Dr., Nashville, TN 37207

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 23rd day of May, 2006.

Suprenia D. Bond
Suprenia D. Bond

Delennio A. Bond
Delennio A. Bond

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suprenia D. Bond and Delennio A. Bond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.