Davidson County DEEDWARR
Recvd: 05/07/06 11:06 2 pgs
Fees:13.00 Taxes:603.10

20060607-0067463

WARRANTY DEED

G-CBB-06-4941

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Christy Walker
Affiant

Subscribed and sworn to before me, this 2nd DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10 (AFFIX SEAL)

LAURA M. TORREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 22, 2010

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
Christy Walker	Countrywide Home Loans, Inc.	
4941 Yorkshire Road	(NAME) 3011 Armory Drive, Suite 120	161-10A-223.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37204	
(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 RICHARD J. CORNELIUS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTY WALKER, AN UNMARRIED WOMAN, AND MATT WATKINS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 328 ON THE PLAN OF PHASE THREE VILLAGES OF BRENTWOOD, OR RECORD IN BOOK 6250, PAGE 918, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO RICHARD J. CORNELIUS BY QUITCLAIM DEED FROM PHYLLIS A. CORNELIUS RECORDD JUNE 24, 1996 IN BOOK 10095, PAGE 675, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6250, page 918; Book 6143, page 11; Book 6398, page 495 and Book 6852, page 497, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4941 Yorkshire Road, Nashville, Tennessee 37211
(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 2nd day of June, 2006.

Richard J. Cornelius

STATE OF Tennessee
COUNTY OF Davidson

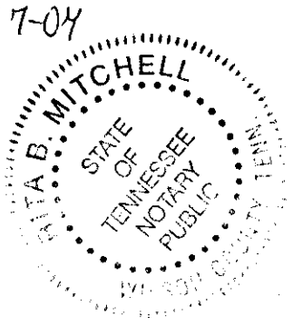
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard J. Cornelius, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 2nd day of June, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-04

(SEAL)



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