20B

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 2006

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Scott	AMSOUTH BANK	MAP 069-16
(NAME)	(NAME)	
3707 John Malette Drive	2050 Parkway Office Circle	PARCEL 094
(ADDRESS)	(ADDRESS)	
NNashville, TN 37218	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Sean Rosinbum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Scott, 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:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to-wit: Being a Tract of land located in the 13th Civil District, known as 3707 John Mallette Drive (f/k/a 3707 Hydes Ferry Pike), containing .29 acres, more or less, according to a survey made by Ray G. Cole, Registered Land Surveyor, License Number 924, dated April 7, 1981, and described as follows: Beginning at an iron pin in the Southerly margin of Hydes Ferry Pike, said pin being in the Northeastern corner of said Tract; thence South 19 degrees 02 minutes West 173.93 feet to an iron pin; thence North 16 degrees 14 minutes East 167.81 feet to an iron pin in the Southerly margin of Hydes Ferry Pike; thence along said Hydes Ferry Pike, South 72 degrees 57 minutes East, 80 feet to the point of beginning, containing 0.29 (prior deed erroneously states 3.29) acres, more or less.

Being the same property conveyed to Sean Rosinbum by Special Warranty Deed dated December 9, 2005, from Bankers Trust Company of California, N.A., as Trustee for Certificateholders of Aames Mortgage Trust 2001-1 Mortgage Pass-Through Certificates, Series 2001-1, By: Countrywide Home Loans, Inc. as Attorney in fact, of record by Instrument No. 20051227-0153859 in the Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3707 John Mallette Drive, Nashville, TN 37218
(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 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 my hand this 9th day of June, 2006

Sean Rosinbum

Sean Rosinbum

Davidson County DEEDWARR
Recvd: 06/12/06 13:55 3 pgs
Fees:18.00 Taxes:314.50

20060612-0069774

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This is not the principal residence of the Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, NOTARY PUBLIC AT LARGE the undersigned, a Notary Public in and for said County and State, the within named Sean Robinbum, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of June 2006.

Commission expires 11/24/07 / Commission Expires NOV. 24, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public