Davidson County DEEDWARR
Recvd: 06/19/06 09:50 2 pgs
Fees:13.00 Taxes:795.50

20060619-0072445

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF June 2006

Notary Public

MY COMMISSION EXPIRES: 6-2-10
(AFFIX SEAL)

HAROLD REEVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph T. Mayo (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 44-15
810 Clarke Street (ADDRESS)	3011 Armory Drive, Suite 120 (ADDRESS)	PARCEL 204
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	4D43965

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, Donna J. Morgan Sansom and husband, Alfred Sansom

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph T. Mayo and wife, Jennifer A. Mayo

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 Lot No. 206, on the Plan of Section A, Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donna J. Morgan Sansom and husband, Alfred Sansom by deed from Steven D. Burrus and wife, Janet G. Burrus of record in Book 10538, Page 488, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to notes and all matters on plat of record in Book 1424, Page 68, Register's Office, Davidson County, Tennessee.

This conveyance is subject to 5 foot special utility easement and 15 foot public utility easement of record in Book 1424, Page 68, said Register's Office.

unimproved ( )
This is improved (X) property, known as 810 Clarke Street, Old Hickory, Tennessee 37138
(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 our hand s this 15th day of June, 2006

Donna J. Morgan Sansom

Alfred Sansom

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 Donna J. Morgan Sansom and husband, Alfred Sansom

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 15th day of June 2006.

Commission expires 5-22-10

Notary Public

HAROLD REEVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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