Davidson County DEEDWARR
Recvd: 06/30/06 11:30 2 pgs
Fees:13.00 Taxes:1058.20

20060630-0078474

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Paige Greene	Countrywide Home Loan, Inc.	Map 117-4
1918 Wildwood Avenue	P.O. Box 660694	Parcel 126
Nashville, TN 37212	Dallas, TX 75266-0694	12642 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Anne W. Martin, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Charles Paige Greene, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 of Block A on the Plan of Belmont Terrace Annex No. 3, as of record in Plat Book 1130, page 24, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anne W. Martin, an unmarried person by Warranty Deed from Amy C. Singleton, an unmarried person of record in Instrument Number 20030818-0119242, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Plan of record in Plat Book 1130, page 24, said Register's Office.
3. Construction Easement of record in Book 5876, page 93, said Register's Office.

This is improved property commonly known as 1918 Wildwood Avenue, Nashville, Tennessee 37212.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $286,000.00.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 13th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires: September 19, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23 day of June , 2006.

Anne W. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Anne W. Martin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2006.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009