PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/06 11:30 2 pgs
Fees:13.00 Taxes:401.45

20060707-0081719

20B

The actual consideration or value for this transfer is $ 108,500.00 .

D. Annette Maples
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON___ }

SWORN TO AND SUBSCRIBED before me this 30th day of June, 2006

Doris Coley
NOTARY PUBLIC
My Commission Expires: 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06050006

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Elizabeth A. Bishop 701 Neely's Bend Road Madison, TN 37115	**Countrywide Home Loans, Inc.** **4500 Park Granada** **Calabasas, CA 91302**	52 - 2 / 193

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Elizabeth A. Bishop, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **DAVID G. ROY**, and wife, **BRENDA J. ROY**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

ELIZABETH A. BISHOP, the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 25 of Block A on the Revised Map of Rainbow Terrace Subdivision as of record in Book 1130, page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being *Part* of the same property conveyed to David G. Roy and wife, Brenda J. Roy by Warranty Deed dated July 23, 1993 from Tom Burks, married of record in Book 9041, page 323, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, their heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2006 Property taxes are to be prorated and assumed by the GRANTEES.
This conveyance is subject to all matters shown on the Plan of record in Plat Book 1130, page 85, Register's Office of Davidson County, Tennessee; to all matters set out in Metro Council Ordinance Bill No. 92-231; Anchor and guy wires easement retained by the Electric Power Board at the southeast front corner of Lot No. 24, as indicated on NES drawing PSK546 "A" dated April 9, 1981 and subject to the terms and provisions of any unrecorded lease agreements and the rights of tenants in possession thereunder.

This is improved property known as: 701 Neely's Bend Road, Madison, TN. 37115.

Witness our hands this 30 day of June 2006.

David G Roy
David G. Roy
by Madeline J. Erwin, his Attorney in Fact
Madeline J. Erwin

Brenda J. Roy
Brenda J. Roy
by Madeline J. Erwin, her Attorney in Fact
Madeline J Erwin

I, Madeline J. Erwin , Attorney in Fact for David G. Roy and Brenda J. Roy do hereby swear and affirm that the Power of Attorney granted to me by instrument of record in the Register's Office for DAVIDSON , County, Tennessee, instrument # 20060707-0081715 has not been revoked, and I have had no notice, written or oral, of revocation of said Power of Attorney.

Madeline J. Erwin

STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared Madeline J. Erwin , Attorney in Fact for David G. Roy and Brenda J. Roy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument as attorney-in-fact for the purposes therein contained, and expressed and acknowledged that she executed the same as the free act and deed of the said David G. Roy and Brenda J. Roy.

Subscribed, Witnessed and Sworn to before me, this the 30 day of June, 2006.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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WARRANTY DEED

From: **David G. Roy**
and wife,
Brenda J. Roy

To: **Elizabeth A. Bishop**

Property:
701 Neely's Bend Road
Madison, TN. 37115

This Instrument was Prepared by:

Leroy Johnston Ellis IV
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