Davidson County DEEDWARR
Recvd: 07/12/06 08:03 2 pgs
Fees:13.00 Taxes:703.00
20060712-0083446

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE TN WILLIAMSON COUNTY

P-RE-06-0112

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Ostrom	Countrywide Bank, NA	
112 Villa View Court	(NAME) 3011 Armory Drive, Suite 120	171-02-0-A-015.00-CO
(ADDRESS) Brentwood, TN 37027	(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 MARGARET ANN BAYLESS AND HUSBAND, LESS LOCKHART, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY J. OSTROM, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in WILLIAMSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

Land in Davidson County, Tennessee, being Unit 15 on the Condominium site Plat for Brentwood Villa, Phase I, of record in Book 6900, page 5, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Margaret Ann Bayless by deed from William C. Ridenour, unmarried, dated February 15, 2001 and filed of record as Inst. No. 20010220-0015342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Les Lockhart, husband of Margaret Ann Bayless, joins in this conveyance for the expressed purpose of conveying any marital interest which he may have in said property.

unimproved ( )
This is improved (X) property, known as 112 Villa View Court, Brentwood, Tennessee 37027
(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 29th day of June, 2006.

Margaret Ann Bayless

Les Lockhart

STATE OF Tennessee
COUNTY OF Williamson

On this the 29th day of June, 2006, before me personally appeared Margaret Ann Bayless and husband, Less Lockhart to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of June, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959