WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/06 10:42 2 pgs
Fees:13.00 Taxes:440.30
20060720-0087567

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 9, 2010
(AFFIX SEAL)

KEVIN LAMB NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

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
Calvin E. Sanders (NAME)	Countrywide Home Loans Inc. (NAME)	MAP 040
4097 Knight Drive (ADDRESS)	P.O. Box 961206 (ADDRESS)	PARCEL 182
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Fort Worth, TX 76161 (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, Gary B. Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin E. Sanders and wife, Barbara Jean Sanders

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:

LAND in Davidson County, Tennessee, being Part of Lot No. 6 on the Plan of Judy Creek Subdivision, of record in Book 7900, Page 676 and as corrected by Surveyor's Certificate of Correction of record in Book 9309, Page 590, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Gary B. Thompson by Quitclaim Deeds dated March 9, 1994, from Linda Thompson Jarrett of record in Book 9341, Page 609, Register's Office for Davidson County, Tennessee and from William H. Thompson, of record in Book 9341, Page 607, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 4037 Knight Drive, Whites Creek, TN 37189
(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 13th day of June, 2006

Gary B. Thompson

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Albemarle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary B. Thompson

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~~ Crozet, ~~Tennessee~~ Virginia, this 13th day of June 2006.

Commission expires 11-30-08

Lucy B. Howe
Notary Public

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Albemarle

Before me, Lucy B. Howe, a Notary Public within and for the State and County aforesaid, personally appeared Gary B. Thompson 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 Crozet, Virginia on this the 13th day of June, 2006.

My commission expires 11-30-08

Lucy B. Howe
Notary Public