Davidson County DEEDWARR
Recvd: 07/20/06 10:58 2 pgs
Fees:13.00 Taxes:575.35

20060720-0087595

WARRANTY DEED

ET-06-0393

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,500.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 04-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Veronica Potter	Countrywide Home Loans, Inc.	
6200 Rocky Top Drive	(NAME) 6440 Southpoint Parkway #300	176-5B-157-CO
(ADDRESS) Antioch, TN 37013-5658	(ADDRESS) Jacksonville, FL 32216	
(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 JIMMY LAY AND KATINA BURCHFIELD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VERONICA POTTER AND ANGELINA MAJORS*, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*both unmarried

Land in Davidson County, Tennessee, being Lot 261, HICKORY WOODS ESTATES, SECTION C, as shown on plat of record in Plat Book 6900, Pages 884-887, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Deborah Watkins by Warranty Deed from Butler Builders, LLC, recorded May 20, 1997 in Book 10459, Page 380, Register's Office for Davidson County, Tennessee. The said Deborah Watkins having since died. By Last Will and Testament of Deborah Watkins, Probate Docket Number 04P-19, recorded April 30, 2004 in Instrument No. 20040430-0049308, the property was conveyed to Katina Burchfield and Jimmy Lay.

THIS PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF EITHER GRANTOR.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY WOODS ESTATES, SECTION C, as recorded in Plat Book 6900, Page(s) 884-886, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Declaration of Covenants, Conditions and Restrictions recorded in Book 9678, Page 187 amended in Book 9764, Page 44, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws of Hickory Woods Homeowners Association recorded in Book 7932, Page 648 amended at Instrument Nos. 20001207-0120450 and 20010614-0062710.

Charter of Hickory Woods Estates Homeowners Association recorded in Book 9680, Page 319.

Open Space recorded in Book 9786, Page 923.

Rules and Regulations recorded at Instrument Nos. 20010614-0062709 and 200110150111957 amended at Instrument No. 200310100150800.

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

unimproved ( )

This is improved (X) property, known as 6200 Rocky Top Drive, Antioch, Tennessee 37013-5658

(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 14th day of July, 2006.

Jimmy Lay

Katina Burchfield

STATE OF Tennessee

COUNTY OF Davidson

On this the 14th day of July, 2006, before me personally appeared Jimmy Lay and Katina Burchfield 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 14th day of July, 2006.

Notary Public

My Commission Expires: 09-16-07

(SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520