WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$54,950.00.**

Beverly Faye Mills
Affiant

Subscribed and sworn to before me this 26 day of July, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/27/06 10:49 2 pgs
Fees:13.00 Taxes:203.32
20060727-0090797

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Autumn Collins	Countrywide Home Loans, Inc.	034-14-0-061.00
808 Halcyon Ave.	3011 Armory Drive, Suite 120	
Nashville, Tn 37204	Nashville, TN 37204	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Betty R. Sherrod**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Autumn Collins**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 46 on the plan of Stanley Heights, of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 46 fronts 60 feet on the easterly side of Bain Drive and extends back between parallel lines 120 feet to the L&N right-of-way and measures 62.7 feet thereon.

Being the same property conveyed to Hugh A. Sherrod and wife, Betty R. Sherrod, by deed from Milton G. Rogers and wife, Beverly J. Rogers, on July 9, 1975, of record in Book 4932, page 110, Register's Office for Davidson County, Tennessee. The said Hugh A. Sherrod having since died leaving property to Betty R. Sherrod by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 74, Register's Office Davidson County, Tennessee.

This is improved property known as: **1414 Bain Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 26, 2006.

Betty R. Sherrod
Betty R. Sherrod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Betty R. Sherrod** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 26, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY