Davidson County DEEDWARR
Recvd: 07/28/06 14:19 2 pgs
Fees:13.00 Taxes:536.50
20060728-0091670

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $145,000.00.

Dorothy Mayes
Affiant

Subscribed and sworn before me this the 27th day of July, 2006.

Notary Public
My commission expires: 11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dorothy Mayes	Countrywide Home Loans, Inc.	91-9-48
6219 Robertson Avenue	3011 Armory Drive Suite 120	
Nashville, TN 37209	Nashville TN 37204	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rita Baker f/k/a Rita Brockmann and husband, Bill Baker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dorothy Mayes, an unmarried person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of the unrecorded Subdivision of the westerly 230 feet of the east one-half of Lot No. 1 on the Map of the Subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Book 332, page 58, Register's Office for said County, described as follows:
Beginning on the southerly margin of Robertson Avenue at the northwest corner of the property conveyed to Edward L. Morgan and wife, by deed from T. O. Foster, et al, of record in Book 1881, page 229, said Register's Office, also being the corner of Lots Nos. 3 and 4 on said unrecorded subdivision; thence with the line between said two lots southerly 325 feet to an iron pin; thence westerly 57.5 feet to an iron pin at H. R. Foster's southeast corner; thence with his east line northerly 325 feet to the southerly margin of Robertson Avenue; thence with the same easterly 57.5 feet to the beginning.

Being the same property conveyed to RITA BROCKMANN, AN UNMARRIED PERSON, by deed from HAROLD H. BATSON AND WIFE, BRENDA FAYE BATSON, of record in Book 8020, page 475, dated December 29, 1989, and as mentioned in Quitclaim Deed of record in Book 9764, page 837, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6219 Robertson Avenue, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of July, 2006.

Rita Baker f/k/a Rita Brockmann
Rita Baker f/k/a Rita Brockmann

William E. Baker
Bill Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rita Baker f/k/a Rita Brockmann and Bill Baker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2006.

My commission expires:

11/22/08

Notary Public

