Davidson County DEEDWARR
Recvd: 08/01/06 09:07 2 pgs
Fees:13.00 Taxes:506.43

20060801-0093020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 21, 2010

WARRANTY DEED

G-TRS-06-804 BOX 10-A

RETURN TO:	THIS INSTRUMENT WAS PREPARED BY
PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Adam Hesselrode	Countrywide Home Loans, Inc.	
804 Winchester Close	3011 Armory Drive	151-10-A-53 CO
Antioch, TN 37013	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 MARV ROSSEAU, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT ADAM HESSELRODE AND WIFE GENA D. HESSELRODE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING, LOT 270, PHASE I, VILLAGES OF LONG HUNTER, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 200101230006894, 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 MARV ROUSSEAU BY WARRANTY DEED FROM JENNIFER SHALIBO STATEN RECORDED OCTOBER 11, 2005 IN INSTRUMENT NO. 20051011-0122419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD AS INSTRUMENT NO. 20010123-0006894; 20010531-0056382; 20031111-0164945; 20041022-0127537; 20010531-0056381, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 804 Winchester Close, Antioch, Tennessee 37013
(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 31st day of July, 2006.

Marv Rosseau

STATE OF Tennessee
COUNTY OF Davidson

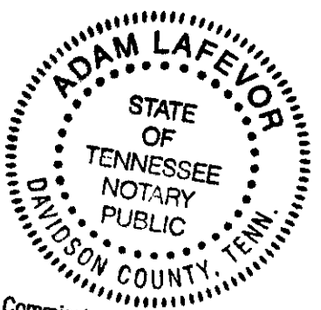
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marv Rosseau, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903