FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anne C. Kendrick	Countrywide Home Loans, Inc.	Map 108
420 Woodsman Ct.	2021 N. Gallatin Road, Suite 280	Group 16-0
Nashville, TN 37214	Madison, TN 37115	Parcel 332.00

FOR AND IN 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

Lisa C. Fournace, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Anne C. Kendrick, unmarried

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:

BEING Lot No. 93B, Zone Lot Division, Lots Nos. 92 and 93, of Percy Priest Woods, Section IV, Revised, of record in Plat Book 6250, Page 756, amending Plat Book 6200, Page 336, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lisa C. Fournace, unmarried, by deed from Richard B. Cummings and wife, Mary Frances Cummings, of record in Instrument 20010313-0023829, dated March 9, 2001, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6556, Page 612; Book 6250, Page 756; Book 6020, Page 270; Book 5984, Page 865; and Book 6333, Page 307, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 756, amending Plat Book 6200, Page 336, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 420 Woodsman Ct., Nashville, TN 37214

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 31st day of July, 2006.

Lisa C. Fournace

Lisa C. Fournace

Davidson County DEEDWARR
Recvd: 08/02/06 13:33 2 pgs
Fees:13.00 Taxes:458.43

20060802-0094060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2006.

My Commission Expires: 1-27-07

Notary Public

