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 $116,000.00.

Affiant

Subscribed and sworn before me this the 9th day of August, 2006.

Notary Public
My commission expires: 8/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/16/06 10:24 2 pgs
Fees:13.00 Taxes:429.20

20060816-0100855

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Phill Ezell	COUNTRYWIDE HOME LOANS, INC.	94-1-199
710 South 13th Street	P.O. BOX 10423	
Nashville, TN 37206	VAN NUYS, CA 91410-0423	

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, Keri Adams and Matthew Stitzlein, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Phill Ezell, unmarried, 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. 165 on the Plan of Payne Blakemore and Cummings Addition to East Nashville as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keri Adams and Matthew Stitzlein, each a one half undivided interest as tenants in common with right of survivorship by deed from Citifinancial Mortgage Company, Inc. of record as Instrument No. 20050118-0006175, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 710 South 13th Street, Nashville, TN 37206.

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 9th day of August, 2006.

Keri Adams

Matthew Stitzlein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Keri Adams and Matthew Stitzlein, 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 9th day of August, 2006.

Patricia A Greer

Notary Public

My commission expires:

~~7-21-07~~

1/24/09

