This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/21/06 10:34 2 pgs
Fees:13.00 Taxes:480.63
20060821-0102696

ADDRESS NEW OWNER:
Lynett King
3727 Hewlett Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Churchill Mortgage Corp.
761 Old Hickory Blvd. Suite 400
Brentwood, TN 37027

MAP 133-11
GROUP
PARCEL 8.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David Russell, a married man and wife, Joanne M. Russell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Lynett King,** a married woman, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Parma Heights, as of record in Plat Book 2133, page 23, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to David Russell, a married man and wife, Joanne M. Russell by deed from JP Morgan Chase Bank, Trustee under the Pooling and Servicing Agreement dated as of April 1, 2003, among Credit-Based Asset Servicing and Securitization, LLC, Asset Backed Funding Corporation, Litton Loan Servicing, LP and JP Morgan Chase Bank, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2003-CB2, who has appointed Litton Loan Servicing L.P., as Attorney in Fact of record in Instrument no. 20051128-0142979, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **3727 Hewlett Drive, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **18th** day of **August, 2006.**

David Russell

Joanne M. Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Russell, a married man and wife, Joanne M. Russell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of August, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $129,900.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of August, 2006.

NOTARY PUBLIC

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-14-09