FILE NO. SP44773
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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/06 14:57 2 pgs
Fees:13.00 Taxes:262.70
20060821-0103072

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $71,000.00.

Affiant

Subscribed and sworn to before me this 16 day of August, 20

Notary Public
My Commission expires: 4-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James A. Shanks	**COUNTRYWIDE HOME LOANS, INC.**	091-112-0-015.00
4404 Illinois Av	**801 Crescent Centre Drive, #510**	
Nashville, TN 37209	**Franklin, TN 37067**	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cleland P. Ratcliffe**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James A. Shanks**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 307 of Block 44 Plan No. 1 West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 307 fronts 25 feet on the northerly side of Illinois Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cleland P. Ratcliffe, by deed from Gary Bourque, on February 14, 2003, of record in Instrument Number 20030219-0021350, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 091-12-0-015.00.
- Subject to all matters as shown on the Plan of record in Book 57, pages 74 and 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **4404 Illinois Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 16, 2006.

Cleland P. Ratcliffe

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16 day of August, 2006, before me, the undersigned, personally appeared **Cleland P. Ratcliffe,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 9-22-07

NOTARY PUBLIC

