FILE NO. SP44848
FILE BOX "7"

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 $ 102,500.00

Erma Lee Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 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:
Daryl Samuels	Countrywide Home Loans, Inc.	Map 96
710 Kent Road	3011 Armory Drive, Suite 120	Group 9-0-A
Nashville, TN 37214	Nashville, TN 37204	Parcel 710 CO

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

Erma Lee Ward and Jennifer R. Ward, both unmarried

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

Daryl Samuels

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 Unit No. 710 on the Plan of Emery Place Condominiums, of record in Plat Book 6250, Page 719, 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 Erma Lee Ward and Jennifer R. Ward, both unmarried by deed from Kent Development Corporation, of record in Book 9399, Page 232, dated June 30, 1994, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6715, Page 96; Book 6783, Page 205; Book 7845, Page 515; Book 8048, Page 351; and Book 6715, Page 130, 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 719; and (3) Sanitary Sewer and Storm Drain Easement of record in Book 6342, Page 521, said Register's Office.

Power of Attorney of record in Instrument 20060906-0110176, 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 710 Kent Road, 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 our hands this 30th day of August, 2006.

Erma Lee Ward
Erma Lee Ward

Jennifer R. Ward
Jennifer R. Ward by Erma Lee Ward Atty. In Fact

Davidson County DEEDWARR
Recvd: 09/06/06 13:57 2 pgs
Fees:13.00 Taxes:379.25

20060906-0110177

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 Erma Lee Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2006.

My Commission Expires: 1-27-07 _____
Notary Public

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

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, Erma Lee Ward, 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 on behalf of Jennifer R. Ward as her Attorney in Fact as the free act and deed of the within named Jennifer R. Ward.
Witness my hand and official seal at Nashville, Tennessee the 30th day of August, 2006.

My Commission Expires: 1-27-07 _____
Notary Public

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