WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/06 10:49 2 pgs
Fees:13.00 Taxes:703.00
20061017-0128753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 3, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill Robinson	**Countrywide Home Loans, Inc.**	83-9-95
(NAME)	(NAME)	
1205 Forrest Avenue	**2021 N. Gallatin Road, Suite 280**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joseph Anthony Layne** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jill Robinson and spouse, Denis Legeido,** 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:

Land in Davidson County, Tennessee being the westerly one-half of Lot No. 2 of Block 3 in D.H. Bailey's Subdivision of a part of the Allison Home Place, as of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

Said westerly one-half of Lot No. 2 fronts fifty feet on the northerly side of Forrest Avenue and extends back northwardly between parallel lines one hundred sixty feet to an alley.

Being the same property conveyed to Joseph Anthony Layne by Quit-Claim Deed from Joseph Anthony Layne, Executor for the Estate of Annie Wardean Layne, dated December 1, 1999, recorded December 10, 1999, of record as Instrument No. 199912100302020, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to James Hilton Layne and wife, Annie Wardean Layne, by deed from James D. Little and wife, Ethel Little of record in Book 2639, page 226, Register's Office for Davidson County, Tennessee. The said James Hilton Layne died March 8, 1985, and the said Annie Wardean Layne died testate on April 15, 1998, appointing Joseph Anthony Layne as executor of the estate.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been paid and prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 161, page 73, said Register's Office

unimproved ☐
This is improved ☒ property, known as 1205 Forrest Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of October, 2006.

Joseph Anthony Layne

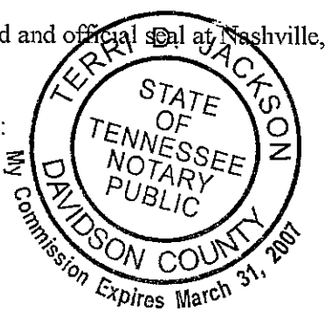
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Joseph Anthony Layne the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of October, 2006.

Commission expires:



Terri D. Jackson Notary Public