# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/06 11:12 2 pgs
Fees:13.00 Taxes:362.60
**20061024-0131682**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10/23/06

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

| ADDRESS OF NEW OWNER: AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Karen Divens | SunTrust Mortgage, Inc. | MAP 50-2<br>PAR 26 |
| (NAME)<br>1925 Westchester | (NAME)<br>P. O. Box 57028 | |
| (ADDRESS)<br>Nashville,<br>TN, 37207 | (ADDRESS)<br>Irvine, CA 92619 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Stephen Webb, married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Divens, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 97 on the Plan of Willow Creek, Section I of record in Plat Book 5200, Page 629, Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Stephen Webb, married by deed dated 7-28-06 from Bank of New York, as Trustee for the Certificateholders of CWABS 2002-01 of record in Instrument No. 200608180102030, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Bank of New York, as Trustee for the Certificateholders of CWABS 2002-1 by Successor Trustee's Deed dated 6-8-06 from Philip M. Kleinsmith, Trustee of record in Instrument No. 200606200073731, said Register's Office.**

**Being the same property conveyed to Philip Onion and wife, Sherry Onion by deed dated 12-15-00 from Jay R. Wilfong of record in Instrument No. 200012210125145, said Register's Office.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is the improved property known as 1925 Westchester, Nashville, TN 37207

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/our hand(s) this day 10/23/06

Stephen Webb, Seller

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 Stephen Webb, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 10/23/06.**

My Commission Expires: My Commission Expires March 22, 2008

Notary Public

**Please return to**
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE