FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,400.00

Sarai E. Tovar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2006.

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/30/06 13:18 2 pgs
Fees:13.00 Taxes:497.28
20061030-0134281

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:
Sarai E. Tovar	Countrywide Home Loans, Inc.	Map 165
1841 Lakewood Village Dr.	2021 N. Gallatin Rd., Ste. 280	Group 90-A
Antioch, TN 37013	Madison, TN 37115	Parcel 49 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

Maurice Simpson and wife, Karen Simpson

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

Sarai E. Tovar, married

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 Lot No. 43, on the Plan of Section Two, Lakewood Village, of record in Instrument 200002150015148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Maurice Simpson and Karen Simpson by deed from Wells Fargo Bank, National Association, as Trustee on Behalf of the Certificateholder of Securitized Asset Backed Receivables LLC Trust 2004 D0-01 Mortgage Pass Through Certificates Series 2001 D0-01, of record in Instrument 20060809-0097913, Register's Office for said County, dated August 9, 2006. And being the same property conveyed to Wells Fargo Bank National Association, as Trustee, by Trustee's Deed of record in Instrument 20060505-0052360, said Register's Office, dated April 26, 2006. And being the same property conveyed to Jean-Claude Ndayizeye, etux, by deed of record in Instrument 200202150020271, said Register's Office, dated February 1, 2002.

This conveyance is subject to Restrictive Covenants of record in Book 10753, Page 41; Book 11425, Page 410; and Book 11512, Page 714, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 200002150015148; and (3) Easement to TN Telephone Co. of record in Instrument 200008240083642, 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 1841 Lakewood Village Dr., Antioch, TN 37013

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 26th day of October, 2006.

Maurice Simpson

Maurice Simpson

Karen Simpson

Karen Simpson

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 Maurice Simpson and wife, Karen Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2006.

My Commission Expires: 1-27-10

Notary Public

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