Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2006.

Notary Public
My commission expires: 5/3/2010

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 11/06/06 10:36 2 pgs
Fees:13.00 Taxes:514.30

20061106-0137653

15-0610-150911

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Greggory Ackerman	Countrywide Home Loans, Inc.	064-16-OC-018.00
504 Selsey Court S	2021 North Gallatin Road, Suite 280	
Hermitage TN 37076	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lane Stephens Winkler, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Greggory Ackerman and wife, Elizabeth B. Ackerman, hereinafter called the Grantees, their successors 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. 18, on the Plan of Section One, Wembley Downs, of record in Plat Book 7900, Page 301, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lane Stephens by deed from Billy T. Pierson and wife, Toni Pierson, dated June 9, 2000, of record in Instrument 20000612-0058648, Register's Office for Davidson County, Tennessee.
>
> Jacob S. Winkler, husband of Lane Stephens Winkler, hereby joins in the execution of this instrument, for the purpose of conveying his marital interests, if any, in subject property.
>
> Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 504 Selsey Court S, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30 day of October, 2006.

Lane Stephens Winkler

Jacob S. Winkler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lane Stephens Winkler and Jacob S. Winkler personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 30th day of October, 2006.

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Jenifer L. Wise
State of Tennessee at Large

My Commission expires: 05/03/2010