Davidson County DEEDWARR
Recvd: 11/07/06 10:12 2 pgs
Fees:13.00 Taxes:647.13

20061107-0138407

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2006.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL)

MY COMMISSION EXPIRES: 2/24/09

WARRANTY DEED

G-VRES-06-1007

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Neese	Countrywide Home Loans, Inc.	
1007 Todd Preis Drive	(NAME) P.O. Box 10423	142-05-0C-050.00 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Van Nuys, CA 91410-0423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LATISHA D. TITTSWORTH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID NEESE AND WIFE, ERIN NEESE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. R-403 TOGETHER WITH THE CARPORT DESIGNATED AS NO. R-403-C OF RIVER PLANTATION, SECTION FOUR, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN BOOK 4860, PAGES 17, 18, 19 AND AS AMENDED IN BOOK 4860, PAGES 107, 108, AND 109, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO LATISHA D. TITTSWORTH, UNMARRIED BY WARRANTY DEED FROM PATRICIA ANN HEWITT AND CAROL JOYCE CARTWRIGHT, RECORDED ON THE 22ND DAY OF DECEMBER, 2000 IN INSTRUMENT NO. 20001222-0125562, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4892, page 456; Instrument Number 20050415-0042394; Book 4892, page 440; Book 4956, page 756; Instrument Number 20050128-0010626; 20050602-0062760; and Book 7776, page 934, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1007 Todd Preis Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of October, 2006.

Latisha D. Tittsworth

STATE OF Tennessee
COUNTY OF Davidson

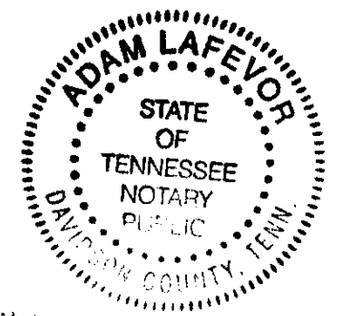
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Latisha D. Tittsworth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903