20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/06 14:38 3 pgs
Fees:18.00 Taxes:869.50

20061108-0139184

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES 9/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danita N. Antonutti (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 15
2707 Union Hill Road (ADDRESS)	801 Crescent Center Dr. #510 (ADDRESS)	PARCEL 220
Joelton, TN 37080-8714 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, Russell L. Collins and wife, Vonnita Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danita N. Antonutti and husband, Mark C. Antonutti

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 Tract 6 on an unrecorded survey by William M. Keel, Surveyor, 7129 Old Hickory Boulevard, Whites Creek, Tennessee, License No. 990, dated February, 1984, and more particularly described as follows: BEGINNING at a point lying N 52 deg. 57' 05"E, 738.02 feet from the Northeasterly corner of property conveyed to George L. Huffman, and wife, Book 4493, Page 061, Register's Office for Davidson County, Tennessee, and the Northwesterly corner of this tract, the POINT OF BEGINNING; thence along the Southerly margin of Union Hill Road, N 52 deg. 57' 05" E, 494.35 feet to a point; thence following a curve having a delta of 08 deg. 36' 00", a radius of 1,086.75 feet, and a length of 163.12 feet to a point; thence leaving the Southerly margin of Union Hill Road S 24 deg. 25' 00" E, 328.10 feet to a point; thence S 23 deg. 20' 35" E, 521.25 feet to a point; thence S 72 deg. 16' 29" W 685.71 feet to a point; thence N 19 deg. 59' 56" W, 616.26 feet to the point of beginning, containing 11.01 acres, more or less.

Being the same property conveyed to Russell L. Collins and wife, Vonnita Collins by Quitclaim Deed dated July 22, 1992, from Russell L. Collins and wife, Vonnita Collins for the purpose of establishing a legal description, of record in Book 8689, Page 755, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2707 Union Hill Road, Joelton, TN 37080
(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 our hand S this 3rd day of November, 2006

Russell L. Collins

Russell L. Collins

Vonnita Collins

Vonnita Collins

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 Russell L. Collins and wife, Vonnita Collins

the bargainor S, 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 Goodlettsville, Tennessee, this 3rd day of November 2006.

Commission expires 9/28/07

DANIEL WILLIAM HOOT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record. Also an Easement for Ingress, Egress and Utilities of record in Book 8698, Page 915 and Book 8698, Page 918, Register's Office for Davidson County, Tennessee.