After Recording Return To:
Nations Title Agency, Inc.
214 Maryland Way, Suite 200
Brentwood, TN 37027

06TN03224

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/06 10:01 3 pgs
Fees:18.00 Taxes:518.00

G-VRE-06-2409 20061121-0144298

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GAIL CHILDRESS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires OCT. 24, 2010

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
Betty Wheeler	Countrywide Home Loans (NAME)	
1801 Sea View Avenue	P.O. Box 660694	83-11-92
(ADDRESS)	(ADDRESS)	
Delmar, CA 92014	Dallas, TX 75266-0694	
(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 BARBARA BRAND, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BETTY WHEELER AND D. DWIGHT WORDEN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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:

Land in Davidson County, Tennessee, being Lot 45, EASTLAND ACRES, SECTION I, as shown on plat of record in Plat Book 2133, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barbara Brand, unmarried by Warranty Deed from Marie B. Phillips, unmarried, recorded on the 17th day of January, 2001 in Instrument No. 20010117-0005182, 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 2133, page 103, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2409 Barclay Drive, Nashville, Tennessee 37206
(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 17th day of November, 2006.

Barbara Brand

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Brand, 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 17th day of November, 2006.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



My Commission Expires MAY 22, 2010

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

EXHIBIT "A"
LEGAL DESCRIPTION

Being Lot No. 45 on the Plan of Eastland Acres, Section 1, as of record in Book 2133, page 103, Register's Office for Davidson, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.