RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)45005

Davidson County DEEDWARR
Recvd: 11/21/06 11:52 2 pgs
Fees:13.00 Taxes:521.70
20061121-0144498

WARRANTY DEED

ALAN L. SATURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$141,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
KELLENA BAKER	**COUNTRYWIDE HOME LOANS, INC.**	**83-10-143**
1609 Gartland Avenue	**801 Crescent Center Drive, #510**	**23W 7840**
Nashville, TN 37206	**Franklin, TN 37067**	

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 **I, ERIK S. LILLIE, AN UNMARRIED MAN**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLENA BAKER**

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 part of the north part of Lot 81 of Lockland or Chadwell Homeplace in East Nashville, of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee, being known as Lot 4 on the Map of an unrecorded sub of the property by Floyd Y. Adkisson and described as follows:

BEGINNING at a point in the north margin of Gartland Avenue, 166.1 feet west of the westerly margin of North 17th Street at the corner of Lots 3 and 4; thence with the line between said Lots, northerly 144.1 feet; thence westerly 54.9 feet to the corner of Lots 4 and 5; thence with the line between said Lots, southerly 143.2 feet to the north margin of Gartland Avenue; thence with the margin of same, easterly 55 feet to the point of beginning.

BEING the same property conveyed to Erik S. Lillie, An Unmarried Man, by deed from Vicki L. Monley and husband, Shawn Monley, of record in Instrument Number 20000202-0010861, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as 1609 Gartland Avenue, Nashville, Tennessee 37206

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 my hand this 15th day of November, 2006.

ERIK S. LILLIE

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 ERIK S. LILLIE, an unmarried person, the bargainor, with whom I am personally acquainted, (or provided to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

