Davidson County DEEDWARR
Recvd: 11/29/06 12:03 2 pgs
Fees:13.00 Taxes:532.80

20061129-0147226

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 $144,000.00

Affiant

Subscribed and sworn to before me this 28th day of November, 2006.

Notary Public
My commission expires: 05/03/10

JENIFER L. WISE
STATE
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

15-0611-150940

Address of New Owner:	Send Tax Bills to:	Tax Information
Kara D. Guilliams	Countrywide Home Loans, Inc.	136-15-0-B-024.00CO
3401 Anderson Rd, Unit 24	1520 Memorial Blvd, Ste 104	
Antioch TN 37013	Murfreesboro, TN 37129	

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, Roger S. Boles, unmarried and Thomas R. Wilkerson, unmarried, as joint tenants with right of survivorship, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kara D. Guilliams, 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 Unit No. 24, on the Plan of Phase I, Smith Springs Townhomes, Revision 2, of record in Instrument No. 20010629-0068936, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger S. Boles, unmarried and Thomas R. Wilkerson, unmarried, joint tenants with right of survivorship, by deed from NVR, Inc. T/A Ryan Homes, a Virginia Corporation, of record in Instrument No. 20001106-0110169, Register's Office for Davidson County, Tennessee.

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 3401 Anderson Rd, Unit 24, Antioch, TN 37013

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 28th day of November, 2006.

Roger S. Boles

Thomas R. Wilkerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger S. Boles and Thomas R. Wilkerson, with whom I am 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 28th day of November, 2006.

JENNIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

Jenifer L. Wise
State of Tennessee at Large

My Commission expires 05/03/10