#600818

File Box 30

Return To:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$188,500.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2006.

Notary Public

My commission expires: _____
(AFFIX SEAL)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William M. Caldwell **Jane M. Caldwell**	Countrywide Home Loans, Inc.	**Map 141-06-0-C, Parcel 031CO**
3700 Springwater Drive	1606 Gunbarrel Rd., Ste 101	
Nashville, TN 37221	Chattanooga, TN 37421	

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,

Susan Sharkey, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William M. Caldwell and Jane M. Caldwell, husband and wife

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 Lot No. 37, on the Final Plat of Riverbridge Community, a Planned Unit Development, Phase 1A, of record in Instrument No. 20030213-0019997, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan Sharkey, by Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation, of record in Instrument No.20031015-0152847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Restrictive Covenants of record in Instrument No. 20030205-0016044 and amended in Instrument No. 20030303-0027396, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (_x__) Unimproved (____) property, known as: **3700 Springwater Drive, Nashville, TN 37221**

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/our hand(s) this **15th** day of **November, 2006.**

Susan Sharkey

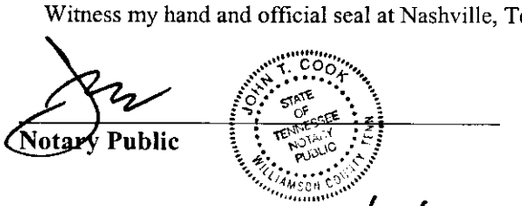
Davidson County DEEDWARR
Recvd: 11/30/06 13:13 2 pgs
Fees:13.00 Taxes:697.45

20061130-0147896

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 **Susan Sharkey ,** the bargainor, 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 Nashville, Tennessee, this **15th** day of **November, 2006.**



Notary Public

My Commission Expires: 3/22/09