WARRANTY DEED

G-CHL-06-902

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-6-10

(AFFIX SEAL)

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires MAR. 6, 2010

Davidson County DEEDWARR
Recvd: 12/05/06 14:00 2 pgs
Fees:13.00 Taxes:573.50

20061205-0150114

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
Dawn Stephen	Countrywide Home Loans, Inc.	
902 Holly Forrest Drive (ADDRESS)	(NAME) 801 Crescent Center Drive, #510 (ADDRESS)	142-8-B-77 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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 MARCUS M. DIPIETRO, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAWN STEPHEN AND HUSBAND, JASON STEPHEN, 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 Unit 77, CORONADA TOWN HOME CONDOMINIUMS, PHASE III, as shown on plat of record in Plat Book 5200, Page 67, as established under Master Deed of record in Book 4901, Page 679, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Marcus M. DiPietro by Warranty Deed from Martha V. Stuart, an unmarried person, recorded on the 30th day of August, 2000 in Instrument No. 20000830-0085722, 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 5200, Page 67; Book 4901, Page 702; Book 4901, Page 679; Book 5202, Page 329; Book 5306, Page 241, Book 5522, Page 675; Book 5869, Page 269; Book 4902, Page 938; Book 6132, Page 118; Book 7694, Page 733; Book 7173, Page 324; Book 9045, Page 954; Book 10237, Page 775 and Instrument No. 20060607-0067801, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 902 Holly Forrest Drive, Nashville, Tennessee 37221
(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 30th day of November, 2006.

Marcus M. DiPietro

Ruth DiPietro

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcus M. DiPietro and Ruth DiPietro, 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 30th day of November, 2006.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR 10

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