WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,200.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF December, 2006

Notary Public

My Commission Expires NOV. 22, 2009

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-CHL-06-1300

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
Richard Doughty	Countrywide Home Loans, Inc.	
1300 Howard Avenue (ADDRESS)	(NAME) 801 Crescent Center Drive, #510 (ADDRESS)	72-3-226
Nashville, TN 37206 (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 VERA E. VOLLBRECHT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD DOUGHTY, MARRIED, 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, TENNESSSEE, DESCRIBED AS FOLLOWS: TRACT 1 BEING PART OF LOT NO. 149 ON THE MAP OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101 OF REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: SAID PART OF LOT NO. 149 FRONTS 15 FEET ON THE SOUTHERLY SIDE OF HOWARD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 205 FEET TO A DEAD LINE. SAID 15 FEET BEGINS ON HOWARD AVENUE 50 EAST OF THE NORTH WEST CORNER OF LOT NO. 149 AND ADJOINS THE PROPERTY CONVEYED TO GEO A. KARSCH, JR. AND WIFE, ADIRENE M. KARSCH BY R. LOYD SCOBEY AND WIFE, AS OF RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BOOK 641, PAGE 62. TRACT 2 BEING THE WESTERLY ONE-HALF OF LOT NO. 149 ON THE MAP OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT NO. 149 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF HOWARD AVENUE, AND RUNS BACK, BETWEEN PARALLEL LINES, 205 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO VERA VOLLBRECHT BY WARRANTY DEED FROM MARGARET L. GOOD AND JASON K. WINFREE, RECORDED THE 26TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030326-0039633, 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 332, page 101, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1300 Howard Avenue, 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.

Davidson County DEEDWARR
Recvd: 12/06/06 15:14 2 pgs
Fees:13.00 Taxes:581.64

20061206-0151031

Witness my/our hand(s) this 1st day of December, 2006.

Vera E. Vollbrecht

STATE OF Tennessee
COUNTY OF Davidson

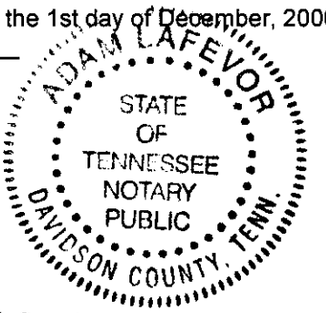
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vera E. Vollbrecht, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of December, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2008

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