Davidson County DEEDWARR
Recvd: 12/27/06 08:23 2 pgs
Fees:13.00 Taxes:1117.03
20061227-0158700

RETURN TO:
BOX 504
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $301,900.00.

Affiant

Subscribed and sworn to me on December 15, 2006

NOTARY PUBLIC

My Commission Expires: 11/14/09

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21817SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Emanuele Cicero 52 Nickleby Down Brentwood, TN 37027	Countrywide Home Loans 3011 Armory Dr. Ste. 120 Nashville, TN 37204	172-01-A-53

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jo Ann Armstrong f/k/a Jo Ann C. Andrews, unmarried hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Emanuele Cicero, an unmarried person, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Revised Plan of Copperfield of record in Book 6900, pages 555 through 559, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Paul Armstrong and Jo Ann C. Andrews, as Tenants in Common by Deed from Pete W. Harris d/b/a Harris Homes, and wife, Rebecca Rountree-Harris, of record as Instrument No. 20000726-0073984 in the Register's Office for Davidson County, Tennessee. Paul Armstrong and Jo Ann C. Andrews subsequently married. The said Paul Armstrong has since died on March 17, 2002. An Order Admitting Will to Probate Without Administration Pursuant to T.C.A. Sec. 32-2-111 was filed August 23, 2006, in File No. 06P1316 of the Probate Court of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 6900, pages 555-559, in the Register's Office for Davidson County, Tennessee; and
3. Charter of Homeowners Association of record in Book 7200, page 824, as amended in Book 7496, page 162, and Book 7500, page 941, in said Register's Office; and

4. Restrictive Covenants of record in Book 6779, page 296, Book 6783, page 973, Book 7071, page 482, and Book 7208, page 889, in said Register's Office; and
5. Homeowners Association deeds of record in Book 7593, page 488, Book 7593, page 511, and Book 7150, page 358, in said Register's Office; and
6. An easement of record in Book 10449, page 166, as re-recorded in Book 10454, page 986, in said Register's Office; and
7. Subject to the rights of others in and to the common areas; and
8. Subject to the lien for special assessments contained in the Restrictive Covenants.

This property is also known as improved property located at 52 Nickleby Down, Brentwood, TN 37027.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on December 15, 2006.

Jo Ann Armstrong, f/k/a Jo Ann C. Andrews

TATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 15, 2006, before me personally appeared Jo Ann Armstrong f/k/a Jo Ann C. Andrews to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as her free act and deed.

Witness my hand and official seal on December 15, 2006.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires: