PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(__gj__) Title No: 48375
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/27/06 12:14 2 pgs
Fees:13.00 Taxes:1184.00
20061227-0159204

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kathy Morante Robert E. Watkins 720 Wabash Place Nashville, Tennessee 37221	Countrywide Home Loans, Inc. 801 Crescent Centre Drive Suite 510 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 155100A05600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$320,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **E. Allen Brantner and spouse, Sandra S. Brantner**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathy Morante and spouse, Robert E. Watkins** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of McCrory Trace Estates of record in Book 6900, pages 720 – 723, corrected in Book 7825, page 429, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to E. Allen Brantner and spouse, Sandra S. Brantner by deed from Charles H. Wittkowski and Sheila J. Wittkowski of record in Doc. No. 20031001-0144941, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 720 –0723, corrected in Book 7825, page 429 , said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 7241, page 597, Book 7576, page 831, Book 7576, page 846, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 720 Wabash Place, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of December, 2006.

E. Allen Brantner

Sandra S. Brantner

State of TENNESSEE
County of DAVIDSON

On this 22nd day of December, 2006 , before me the undersigned authority, personally appeared E. Allen Brantner Sandra S. Brantner , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Sworn and subscribed before me this the 22nd day of December, 2006

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007