03

Realty Title
Box 48-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/06 14:04 3 pgs
Fees:18.00 Taxes:647.50

20061228-0160273

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 2006

Notary Public

MY COMMISSION EXPIRES: 7/24/10
(AFFIX SEAL)

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurt T. Rissart (NAME)	Countrywide Home Loans, Inc (NAME)	MAP 32.15
4120 Celina Drive (ADDRESS)	P.O. Box 961206 (ADDRESS)	PARCEL 3
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Fort Worth, TX 76161 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Estate of Gradye Ruth Smith Averitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kurt T. Rissart and wife, Peggy L. Rissart

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 the 11th Metropolitan Councilmanic District, formerly the 10th Civil District of Nashville, Davidson County, Tennessee, Being Lot No. 101, lying on the North side of Celina Drive, between Lot No. 100 on the East and Lot No. 102 on the West, of Dalemere Subdivision, Section 5, as of record in Plat Book 3600, Page 19, Register's Office for Davidson County, Tennessee, more specifically described as follows:

BEGINNING at an iron pin in the Northerly margin of Celina Drive at the common corner of Lots Nos. 101 and 102; thence North 1 deg. 00' 20" West 213.07 feet to an iron pin in the property line of Rebecca Dale Dunn; thence with said property line North 85 deg. 37' 40" East 185.31 feet to an iron pin at the common corner of Lots Nos. 100 and 101; thence South 1 deg. 00' 20" East 223.80 feet to an iron pin in the Northerly margin of Celina Drive; thence with Northerly margin of Celina Drive, West 185 feet to the point of beginning.

Being the same property conveyed to Paul R. Averitt and wife, Gradye S. Averitt by Warranty Deed dated December 22, 1965, from L. H. Craig and wife, Dorothy A. Craig, of record in Book 3976, Page 3, Register's Office for Davidson County, Tennessee. The said Paul R. Averitt having predeceased

CONTINUED

unimproved ( )
This is improved (X) property, known as 4120 Celina Drive, Nashville, TN 37207
(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 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 our hand S this 19th day of December, 2006

Trudy Irene Wigginton, Devisee

By: Jacqueline Ruth Watson
Jacqueline Ruth Watson, Attorney-in-fact

Dolores Karen Genung, Devisee

Jacqueline Ruth Watson
Jacqueline Ruth Watson, Devisee

Angela Rae Womack, Devisee

Thomas G. Watson, Executor

LEGAL DESCRIPTION CONTINUATION

Gradye S. Averitt. The said Gradye S. Averitt having since died on January 7, 2006 in Davidson County, Tennessee. The Last Will and Testament of Gradye Ruth Smith Averitt, Deceased, is of record in Will Book 6313, Page 2208040. Thomas G. Watson was appointed Executor of the Estate of Gradye Ruth Averitt, Case #06P311 in the Seventh Circuit Court of Davidson County, Tennessee. Further, said Will having devised subject property to Trudy Irene Wigginton, Jacqueline Ruth Watson, Delores Karen Genung and Angela Rae Womack. Gradye S. Averitt being one and the same person as Gradye Ruth Smith Averitt and Gradye Ruth Averitt.

Jacqueline Ruth Watson executes this instrument as Attorney-in-fact on behalf of Trudy Irene Wigginton pursuant to the Specific Power of Attorney of record by Instrument No. 20061228.0160272, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of December, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jacqueline Ruth Watson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Trudy Irene Wigginton as her Attorney-In-Fact, and who acknowledged that she as the Attorney-In-Fact executed the same as the free act and deed of the said Trudy Irene Wigginton.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19th day of December, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas G. Watson as Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of the Estate of Gradye Ruth Smith Averitt, Deceased , the within named bargainor and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Thomas G. Watson as Executor of the Estate of Gradye Ruth Smith Averitt, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 19th day of December, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Jacqueline Ruth Watson, Delores Karen Genung, and Angela Rae Womack, 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 Goodlettsville, Tennessee, on this the 19th day of December, 2006.

Notary Public

My Commission Expires: 11-24-07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 24 2007