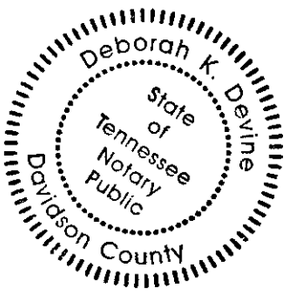
07

Realty Title
Box 48A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Annette Rose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2007.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leigh Anne Lomax	Countrywide Home Loans	**MAP 172-15-A**
(NAME) **2865 Call Hill Road**	(NAME) P. O. Box 10219	**PARCEL 8.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Van Nuys, CA 91410-0373	
(CITY) (STATE) (ZIP)	(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, **Mark Rosenthal and wife, Carla Rosenthal** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leigh Anne Lomax and husband, Brian C. Lomax,** 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 Davidson County, Tennessee, being Lot No. 8 on the Plan of Holt Woods, Section One, of record in Plat Book 7900, pages 878 and 879, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mark Rosenthal and wife, Carla Rosenthal by Quitclaim Deed from Helen E. Dollinger of record in Instrument No. 20060628-0077061, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 7900, page 878 and 879, said Register's Office; (c) Restrictive covenants contained in Book 9570, page 22, said Register's Office; and (d) Charter of record in Book 9570, page 5, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2865 Call Hill Road, Nashville, TN 37211
(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 hands this 5th day of January, 2007.

Mark Rosenthal

Carla Rosenthal

Davidson County DEEDWARR
Recvd: 01/10/07 08:34 2 pgs
Fees:13.00 Taxes:691.90

20070110-0003997

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Mark Rosenthal and Carla Rosenthal the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 2007.

Commission expires:



Notary Public

Return to:
Realty Title & Escrow Company, Inc.
206B Cool Springs Blvd., Suite 206
Franklin, TN 37067
#83122