THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
COUNTRYWIDE HOME LOANS
P.O. BOX 660694
DALLAS, TX 75255

MAP PARCEL NUMBERS
122-01-0-A-241.00 CO

RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 01/31/07 09:56 2 pgs
Fees:13.00 Taxes:555.00
20070131-0012654

WARRANTY DEED

THIS INDENTURE, made and entered into this **26th** day of **January, 2007**, by and between **Kaci Weakley, unmarried**, party of the first part, and **Jerry L. Bobo, unmarried,** party of the second part,

WITNESSETH: That for and in consideration of **$153,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit 16 on the Plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area Woodland Point) as described of record in Instrument No. 20001011-0101044 amended in Instrument No. 20020725-0089575 and 20020904-0107261, Register's Office for said County to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kaci E. Weakley by deed from Prudential Residential Services, L.P., of record in Book/Instrument No. 20051123-0141834, Register's Office, Davidson County, Tennessee, dated 11/18/05 and recorded 11/23/05.

The above referenced property is also known as 32 Fawn Creek Pass, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book/Instrument No. 20001011-0101044 and amended in Book/Instrument No. 20020725-0089575 and 20020904-0107261; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Kaci Weakley
Kaci Weakley

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kaci Weakley, unmarried,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26th day of January, 20 07

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My commission expires 2/27/07

Christy D. Landrum
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$150,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Judi Crabtree
Affiant

Subscribed and sworn to before me this 26th day of January, 20 07

Mark Krantz
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:
32 Fawn Creek Pass
Nashville, TN 37214

Name and address of new owner:
JERRY L. BOBO
32 FAWN CREEK PASS
NASHVILLE, TN 37214