WARRANTY DEED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LYNDA L. KING NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 02/09/07 14:20 2 pg
Fees:13.00 Taxes:479.15

20070209-0017320

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2007

Notary Public

MY COMMISSION EXPIRES: 5-21-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol F. Stewart (NAME)	Mortgage Company of America (NAME)	MAP & PARCEL
231 East End Road (ADDRESS)	2416 21st Avenue, S., Suite 202 (ADDRESS)	002-00-0-024.01
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Paul Warpool and wife, Rose Warpool

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol F. Stewart, married

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:

First Tract: Being in the 10th Civil District of Davidson County, Tennessee, on East End Road (near Ridgetop) and being Lot No. 2 of an unrecorded of E.M. Gammon et ux land, surveyed by C.J. Carney on September 11, 1962. Beginning at a point in the center of East End Road, running S 69 deg. E 55 feet to a point; thence S 84 deg. 15' E continuing with the center of said road 115 feet; thence North 192 feet; thence West 168 feet; thence South 162 feet to the point of beginning.

Second Tract: Being in the 10th Civil District of said County, on East End Road (near Ridgetop), and being Lot No. 3 of an unrecorded plan of E.M. Gammon, et ux land, surveyed by C.J. Carney, on Setpember 11, 1962. Beginning at a point in the center of East End Road, running S 84 deg. 15' E 15 feet to a point; thence N 74 deg. 45' E 157 feet to Crawford's line; thence due North 150 feet to an oak stump; thence due West 176 feet to a corner Lot No. 2; thence due South 192 feet; to the point of beginning.

Being the same property conveyed to Paul Warpool and wife, Rose Warpool, by deed dated October 12, 2001, from T. David Baker, married, as shown of record as Instrument #20011017-0113015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 231 East End Road, Goodlettsville, TN 37072
(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 31st day of January, 2007

Paul Warpool
Paul Warpool

BY: Rose Warpool
Attorney-in-Fact

Rose Warpool
Rose Warpool

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Warpool and wife, Rose Warpool

the bargainor s, 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 Murfreesboro, Tennessee, this 31st day of January, 2007.

Commission expires 5-2-07

Notary Public

LYNDA L. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rose Warpool, with whom I am personally acquainted, and to me known to be the person who acknowledged the foregoing instrument on behalf of Paul Warpool, and who acknowledged that she executed the same as the free act and deed of the said Paul Warpool, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said Paul Warpool, and appearing of record as Instrument #_____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee, on this 31st day of January, 2007.

My Commission Expires: 5-2-07

Notary Public

LYNDA L. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED