WARRANTY DEED

ET-07-0209

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,016.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/28/10

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Thompson	Countrywide Home Loans, Inc.	
2935 Emery Drive (ADDRESS)	(NAME) 2021 North Gallatin Rd. Suite 280 (ADDRESS)	96-10-191
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAMAR J. ERNST, a single man hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHERYL THOMPSON, a single woman hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 305, CLOVERHILL, SECTION NO. V, as shown on plat of record in Plat Book 2133, Page 88, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by QuitClaim Deed from Kathleen Ann Ernst to Lamar J. Ernst as recorded on the 17th day of May, 2005 in Instrument No. 20050617-0069729 re-recorded at Instrument No. 20050623-0072509 and Warranty Deed from Valerie Lee, unmarried to Lamar J. Ernst, a married man as recorded on the 17th day of June, 2005 in Instrument No. 20050617-0069728, in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2935 Emery Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 26th day of February, 2007.

Lamar J. Ernst

Lamar J. Ernst

Davidson County DEEDWARR
Recvd: 03/06/07 10:21 2 pgs
Fees:13.00 Taxes:451.46

20070306-0027472

STATE OF Tennessee

COUNTY OF Wilson

On this the 26th day of February, 2007, before me personally appeared Lamar J. Ernst to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of February, 2007.

Connie J. Buchanan

Notary Public

My Commission Expires: 06/30/10

(SEAL)

CONNIE J. BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520