WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/08/07 15:25 2 pgs
Fees:13.00 Taxes:828.80
20070308-0029062

LAURI A. BEASLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann E. Hosey	Countrywide Mortgage Ventures LLC dba Commerce Union Mortgage	Map 86-4C
(NAME) 1540 Rachaels Ridge	(NAME) 2021 N. Gallatin Rd, #280	Parcel 39
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 28th day of Feb., 2007 by and between CAROLYN MARTIN HALL, UNMARRIED, party of the first part, and Ann E. Hosey and Stephanie Spahos as joint *, party of the second part,

* tenants, with right of survivorship

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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 the County of DAVIDSON, State of Tennessee, to wit:

Being Lot No. 27 on the Plan of JACKSON'S GROVE, PHASE THREE, as of record in Plat Book 9700, Page 988, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to CAROLYN MARTIN HALL, UNMARRIED, by deed from Joan Huneycutt ~~xxxxxxxxxxxxxxx~~ and filed of record in Record Book ~~xxxxxxxxxxxxxxx~~, page ~~xxxxxxxxxxxxxxx~~,* Register's Office for DAVIDSON County, Tennessee. In Instrument No. 200311100164445

Subject to Restrictions of record in Deed Book _____, Page _____, Deed Book _____, page _____, Deed Book _____, page _____, and Deed Book _____, page _____, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, 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.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

~~See Exhibit B for exceptions to title~~

; and that the title and quiet possession thereto it 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 is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Carolyn Martin Hall
CAROLYN MARTIN HALL

STATE OF Tennessee

COUNTY OF Wilson

Before me, a Notary Public in and for said County and State, personally appeared CAROLYN MARTIN HALL, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Lebanon, TN this 9th day of January, 2007.

Commission expires: 3 - 23 - 2010

Tamara A. Nollner

Notary Public

