Davidson County DEEDWARR
Recvd: 03/09/07 08:56 3 pgs
Fees:18.00 Taxes:983.83
20070309-0029183

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of March, 20 07, by and between **JOSEPH B. SUDDERTH and REGINA M. SUDDERTH**, party of the first part, and Audra H. Colvin and Lewis B. Colvin III

, party/parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt 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 City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

BEING LOT NO. 132, ON THE PLAN OF SECTION THREE, BOONE TRACE AT BILTMORE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 9700, PAGE 759, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 20031002014552 3in the Register's Office of DAVIDSON County, Tennessee.

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 she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 20 07, and subdivision restrictions, building lines and easements of record in Plat Book 9700 Page 759, in the said Register's Office; and that the title and quiet possession thereto she 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.

Joseph B. Sudderth
JOSEPH B. SUDDERTH

Regina M. Sudderth
REGINA M. SUDDERTH

STATE OF _____

COUNTY OF _____

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JOSEPH B. SUDDERTH**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 14th day of February, 2007.

Debbie Anderson
Notary Public

My commission expires: July 28, 2009

STATE OF Alabama
COUNTY OF Limestone

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **REGINA M. SUDDERTH**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 14th day of February 2007.

Debbie Anderson
Notary Public

My commission expires: July 28th 2009

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 $ 265,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Daniel Bab
Affiant

Subscribed and sworn to before me this 7th day of March, 20 07.

Notary Public

My commission expires: Aug. 20, 2007

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Property Address: **7988 BOONE TRACE, NASHVILLE, TN 37221**

Tax Parcel Number: 126-15-0A-171.00

Name and address of property owner, and mail tax bills to:

~~Send tax bills to:~~
Countrywide Home Loans
PO Box 10423, Van Nuys, CA 91410
New Owner: Audra Colvin
7988 Boone Trace, Nashville, TN 37221

This instrument was prepared by, and after recording, return to:

Cumberland Title
216 Centerview Drive, Ste. 139
Brentwood, TN 37027