Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

B-JR-07-2511

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Karen B. Rolfe
Affiant

Subscribed and sworn to before me, this 12th DAY OF March, 2007.

M L Hickernell
Notary Public

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Mahoney	COUNTRYWIDE HOME LOANS, INC. (NAME)	
2511 Woody Hill Drive (ADDRESS)	P.O. BOX 9612.06 FTWX-22 (ADDRESS)	71-4-52.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	FT. WORTH, TX 76161 (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 JAMES ROBERTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN C. MAHONEY, AN UNMARRIED MAN, 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 311, MAP OF JOYWOOD HEIGHTS, SECTION II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 92 (ERRONEOUSLY REFERRED TO AS PLAT BOOK 1180 IN DEED OF ACQUISITION), 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 TO JAMES ROBERTS BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO AND KIRSCH, LLP., AS SUBSTITUTE TRUSTEE, RECORDED ON THE 13TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070213-0018288, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 1130, PAGE 92, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2511 Woody Hill Drive, Nashville, Tennessee 37207
(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.

Davidson County DEEDWARR
Recvd: 03/15/07 13:37 2 pgs
Fees:13.00 Taxes:203.50

20070315-0031824

Witness my/our hand(s) this 12th day of March, 2007.

James Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Roberts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of March, 2007.

Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903