(1)

Davidson County DEEDWARR
Recvd: 04/05/07 15:26 2 pgs
Fees:13.00 Taxes:536.50

20070405-0041229

WARRANTY DEED

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2008

P-07-246

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 4/21/08

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice Jacobson	Countrywide Home Loans	
246 Blackman Road (ADDRESS)	3011 Armory Drive Suite 120 (NAME) (ADDRESS)	147-06-0-047.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES MICHAEL MAITLAND, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ALICE JACOBSON, A MARRIED WOMAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Caldwell Hall, Section 1, Revised, of record in Book 2900, pages 57, 58, & 59, Register's Office for said County, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Roger Dean Miller, Jr., unmarried, by deed from Sonia D. Coleman, unmarried of record in Book 11551, Page 621, Register's Office for Davidson County, Tennessee, dated June 25, 1999 and recorded July 1, 1999.

Appointment of Successor-Trustee of record at Instrument No. 20040824-0102028, said Register's Office, dated August 13, 2004 and recorded August 24, 2004.

Appointment of Successor Trustee of record at Instrument No. 20060629-0077770, said Register's Office, dated June 21, 2006 and recorded June 29, 2006.

Further conveyed to Mike Maitland, also known as James Michael Maitland by Trustee's Deed from Aaron Squyres , as Successor Trustee and Karyn Tierney, as Co-Trustee for First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans of record at Instrument No. 20060726-0090484, said Register's Office, dated July 25, 2006 and recorded July 26, 2006.

This is improved property known as 246 Blackman Road, Nashville, TN, 37211

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 246 Blackman Road, Nashville, Tennessee 37211
(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 my/our hand(s) this 3rd day of April, 2007.

James Michael Maitland

STATE OF Tennessee

COUNTY OF Davidson

I, _____, a Notary Public of the County and State first above written, do hereby certify that James Michael Maitland, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAY 24, 2008

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800