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Davidson County DEEDWARR
Recvd: 04/19/07 11:22 3 pgs
Fees:18.00 Taxes:290.45
20070419-0046831

Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 154 Charlois Boulevard Winston-Salem, NC 27103	414 Williams Avenue Madison, TN 37115	New Owner Veronica Luckett 414 Williams Avenue Madison, TN 37115	Veronica Luckett 414 Williams Avenue Madison, TN 37115 Tax Parcel ID #:042-12-0-076.00
Grantor(s): Countrywide Home Loans, Inc. (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, feminine, and neuter as in each case required by context.)		Grantee(s): Veronica Luckett, (unmarried) to hold as Fee Simple	

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for a good and valuable consideration to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of Tennessee, and being hereinafter described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING PART OF LOT 4 ON THE MAP OF DIVISION OF THE GEE LANDS OF RECORD IN PLAT BOOK 332, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE, ACCORDING TO A SURVEY BY JOHN B. KHOL, III, LISCENSE NO. 100, 400 7TH AVE. SO., NASHVILLE, TN 37203M DATED 7/26/93, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF WILLIAMS AVENUE AT THE SOUTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO DINGH OF RECORD IN BOOK 6546M, PAGE 542, RODC; THENCE WITH SINGH'S WESTERLY AND SOUTHERLINES, NORTH 12 DEG. 25' 32" EAST 148.00 FEET THENCE SOUTH 78 DEG. 16' 31" SOUTH 85.0 FEET TO A POINT. THENCE SOUTHERLY 148.59 FEET, MORE OR LESS TO THE NORTHERLY MARGIN OF SAID WILLIAMS AVENUE, THENCE WITH SAID MARGIN, WESTERLY 85.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. 2007 and subsequent years property taxes
2. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds ~~at Book _____, Page _____~~ simultaneously herewith as Instrument # 20070419004683O.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 3 day of April, 2007.

Countrywide Home Loans, Inc.

By: Adam Summers, Assistant Secretary

STATE OF TEXAS }
} *ss.*
COUNTY OF Collin }

Before me, the undersigned Notary Public, personally appeared Adam Summers, Assistant Secretary of Countrywide Home Loans, Inc., and being known to me, or made known to me upon satisfactory evidence, and acknowledged the due execution of the foregoing instrument for the purposes therein stated.

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

ERIC JORDAN
My Commission Expires
January 31, 2011

Notary-Public

My Commission Expires:_____

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $78,500.

Affiant

STATE OF ~~TENNESSEE~~ nc }
} ss.
COUNTY OF ~~DAVIDSON~~ Forsyth }

Sworn to and Subscribed before me this 18 day of April, 2007.

Notary-Public

My Commission Expires: 11/16/2011

CHAD C. FREEMAN
NOTARY PUBLIC
FORSYTH COUNTY, NC
MY COMMISSION EXPIRES NOV. 16, 2011