Davidson County DEEDWARR
Recvd: 05/07/07 11:35 2 pgs
Fees:13.00 Taxes:584.60

20070507-0054518

WARRANTY DEED

P-CHL-07-2224

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CAROL A. CLAWSON COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1696 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Keith J. Guigneaux	Countrywide Home Loans, Inc.	
2224 Beachfront Avenue (ADDRESS)	(NAME) 3011 Armory Drive, Suite 120 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	165050A14000CO

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 WIMBLEDON PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH J. GUIGNEAUX, UNMARRIED, 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:

Being Lot No. 179, South Shore Subdivision, Section 1, Phase 2, as shown on plat of record in Plat Instrument 200502100015592, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to CMH Parks, Inc. by deed from Allen J. Newcomb, as Agent & Trustee of record in Instrument 200006150059555 on 06/16/2000 and filed for record on 06/15/2000, Register Office for said County.
Being the same property conveyed to Wimbledon Properties, LLC by quitclaim deed from CMH Parks, Inc. dated March 30, 2007 and filed of record as Instrument No. 20070507-0054517 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2224 Beachfront Avenue, Antioch, Tennessee 37013
(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.

Witness my/our hand(s) this 30th day of March, 2007.

Wimbledon Properties, LLC

BY:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF ~~DAVIDSON~~ Blount

On this the 30th day of March, 2007, before me personally appeared Mike Rutherford, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Asst. Secretary of Wimbledon Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Asst. Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of March, 2007.

Sharon Corn
Notary Public

My Commission Expires: 12-05-07

(SEAL)

SHARON CORN
NOTARY PUBLIC AT LARGE
BLOUNT CO. TENN

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959