WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Geraldine Banks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2007

Notary Public

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Geraldine Banks	Countrywide Home Loans, Inc.	Map 165
1908 Port James Cir.	750 Old Hickory Blvd., Suite 180	Group 09-0-A
Antioch, TN 37013	Brentwood, TN 37027	Parcel 002.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David J. Finnamore and wife, Deborah L. Finnamore

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Geraldine Banks, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 2, on the Plan of Lakewood Village, Section One, of record in Plat Book 9700, Page 555, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David J. Finnamore and wife, Deborah L. Finnamore by deed from Fischer & Ford Group, LLC, of record in Instrument 20010607-0060304, Register's Office for said County, dated May 31, 2001.

This conveyance is subject to Restrictive Covenants of record in Book 10753, Page 41; Book 11425, Page 410; and Book 11512, Page 714, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 555; and (3) Easement to Tennessee Telephone Co. of record in Instrument 200008240083642, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1908 Port James Cir., Antioch, TN 37013

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 our hands this 4th day of May, 2007.

David J. Finnamore

David J. Finnamore

Deborah L. Finnamore

Deborah L. Finnamore

Davidson County DEEDWARR
Recvd: 05/07/07 12:46 2 pgs
Fees:13.00 Taxes:555.00

20070507-0054586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.