This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/17/07 13:25 2 pgs
Fees:13.00 Taxes:377.40
20070517-0059163

# WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of May, 2007, by and between Carra F Gross, an unmarried woman, and Yvonne J Sanders, an unmarried woman, party of the first part, and Marlynza Pullens, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 45 ON THE REVISED PLAN OF FISK PARK, AS OF RECORD IN BOOK 2331, PAGE 114, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 45 FRONTS 62 FEET ON THE NORTHERLY LINE AND 68 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 68 FEET.

Being all or part of the same property conveyed to Carra F. Gross and Yvonne J. Sanders by virtue of that certain Quit Claim Deed dated November 30, 1998, at Book 11242, Page 146 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Carra F Gross

Yvonne J Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Carra F Gross and Yvonne J Sanders, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that

he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of May, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09




Property Owner & Address: Marlynza Pullens

Tax Parcel No 081-14-0 132.00

Property Address: 1503 24th Avenue North
Nashville, TN 37208

MAIL TAX BILLS TO: Countrywide Home Loans
P.O. Box 10219
Van Nuys, CA 91410-0219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $102,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Marlynza Pullens
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of May, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

