Send Tax Statements To:
~~New Owner~~ COUNTRYWIDE HOMELOANS
4500 PARK GRANADA MSN*SUB-314
CALABASAS, CA 91302-1613

Name and Address of New Owners:
Joshua Wade & Amanda Roark
544 MAPLEWOOD LANE
NASHVILLE, TN. 37216

This Instrument Prepared By:
Tri-Star Title Co., LLC
701 North Walnut Street
Murfreesboro, TN 37130

From Information Furnished By
The Parties

Map/Parcel: 061-06-0-049.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JOHN PAUL RANKIN and SHAWN BRIAN DUNN,** have this day bargained and sold and does hereby transfer and convey unto **JOSHUA WADE ROARK and wife, AMANDA RANDLES ROARK,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Being part of Lot No. 3 on the unrecorded Map of D.H. Thompson Lots on Maplewood Lane, more particularly described according to a survey thereof made August 22, 1953, and revised September 18, 1954, by Ralph W.C. Lambert, Surveyor, as follows:
>
> Beginning at a railroad spike in the center of Maplewood Lane, at the common corner of Lots No. 2 & 3; thence along the line between said two Lots, South 25 degrees 38 minutes West 418.5 feet to a point; thence North 11 degrees 30 minutes East 392.5 feet to the center of Maplewood Lane; thence in an easterly direction along the center of Maplewood Lane, 100 feet to the point of beginning.
>
> BEING the same property conveyed to John Paul Rankin and Shawn Brian Dunn, by Deed from Shenita D. Lancaster, unmarried, dated August 31, 2006, appearing of record in Instrument No. 20060901-0108416 of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to any and all restrictions, easements, etc. applying to the within described property; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as: **544 Maplewood LN., Nashville, TN 37216**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JOSHUA WADE ROARK and wife, AMANDA RANDLES ROARK,** their heirs and assigns, forever.

The undersigned covenants with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of the 2007 real property taxes, which taxes have been prorated between the parties herein, and the grantors having paid their prorated share unto the grantees; the grantees assume and agree to pay the same when due.

Davidson County DEEDWARR
Recvd: 05/25/07 11:38 2 pgs
Fees:13.00 Taxes:540.20
20070525-0062605

The undersigned further covenants and binds themselves, their heirs and assigns to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 10th day of May, 2007.

JOHN PAUL RANKIN

SHAWN BRIAN DUNN

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **SHAWN BRIAN DUNN,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purpose and who therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 10th day of May, 2007.

HEATHER L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 3/20/2011

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **JOHN PAUL RANKIN,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purpose and who therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in WILLIAMSON, Tennessee, this the 10th day of May, 2007.

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

NOTARY PUBLIC
My Commission Expires: 11-22-2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$146,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 10th day of May, 2007.

NOTARY PUBLIC
My Commission Expires: 11-22-2010

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Judy Mangrum
Notary Public
My Commission Expires: 11-18-2009