Davidson County DEEDWARR
Recvd: 05/30/07 10:25 2 pgs
Fees:13.00 Taxes:577.20
20070530-0063935

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Lori Daneen Wells
219 Emery Drive
Nashville, TN 37214

MORTGAGEE
Countrywide home Loans
3011 Armory Drive Ste 120
Nashville, TN 37204

SEND TAX BILLS
CountrywideHome Loans
3011 Armory Dr Ste 120
Nashville, TN 37204

MAP-PARCEL:
095-12-0-102.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William Ashworth and wife, Meredith A. Ashworth,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lori D. Wells, 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Lakeland Subdivision as of record in Plat Book 2133, page 15, Register's Office for said County.

Said Lot No. 18 fronts 215.2 feet along a slight curve on the southeasterly margin of Emery Drive and extends back between lines 178.2 feet on the northeasterly line and 173.6 feet on the southwesterly line to a dead line in the rear, measuring 176 feet thereon.

Being the same property conveyed to William Ashworth and wife, Meredith A. Ashworth by deed from Charles H. Foster and wife, Carol H. Foster of record in Instrument Number 20000907-0088384, Register' Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown on the plan of record in Plat Book 2133, Page 15, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **219 Emery Drive Nashville, TN 37214.**

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

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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 29th day of May, 2007.

William Ashworth

Meredith A. Ashworth

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William Ashworth and wife, Meredith A. Ashworth, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12/1/07

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$156,000.00.**

AFFIANT

Subscribed and sworn to before me this 29th day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 6/4/09

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.