39-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/07 15:09 2 pgs
Fees:13.00 Taxes:656.75

20070530-0064266

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of May, 2007

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/24/08~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Ott	Countrywide Home Loans	Map 161
5200 Green Leaf Dr	801 Crescent Centre Dr. Ste. 510	Group 04-0
Nashville, TN 37211	Franklin, TN 37067	Parcel 34

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

Betty Sue Duke, unmarried

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

Robert Ott and Jennifer Ott, Husband and Wife

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 the Sixth Civil District of Davidson County, Tennessee, being Lot No. 37, on the Plan of Kingswood Park, of record in Book 2900, Page 70, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marvin J. Duke and wife, Betty Sue Duke by deed from C.C. Adams and James E. Adams, of record in Book 3128, Page 299, dated August 31, 1960 and recorded August 31, 1960 said Register's Office. The said Marvin J. Duke now being deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2963, Page 153; Book 3030, Page 491; Book 3177, Page 227, 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 2900, Page 70, 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 5200 Green Leaf Dr., Nashville, TN 37211

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 my hand this 25th day of May, 2007.

Betty Sue Duke
Betty Sue Duke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Sue Duke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of May 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

