Davidson County DEEDWARR
Recvd: 05/31/07 10:26 2 pgs
Fees:13.00 Taxes:591.63
20070531-0064540

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me this 25th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

R-RME-07-0444

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Wiberg	Countrywide Home Loans	
444 Due West End Avenue East	(NAME) 3011 Armory Dr. Ste 120	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37204	52-9-82.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL ZUMWALT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVE WIBERG, hereinafter called the Grantee(s), their heirs and assigns, that 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. 6 ON THE MAP OF MONTAGUE PARK, AS OF RECORD IN BOOK 421, PAGE 141, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 6 FRONTS 100 FEET ON THE SOUTH SIDE OF BELLE CAMP HIGHWAY, NOW CALLED DUE WEST AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 187.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO DANIEL ZUMWALT BY SPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC"), BY ITS DULY AUTHORIZED ATTORNEY IN FACT, NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY D/B/A FIRST AMERICAN ASSET CLOSING SERVICES ("FAACS"), RECORDED ON THE 12TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061212-0153133, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 421, Page 141; Book 5161, Page 110; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 444 Due West End Avenue East, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of May, 2007.

Daniel Zumwalt

FILE BOX 45

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Zumwalt, the within named bargainor, 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 the 25th day of May, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903