Davidson County DEEDWARR
Recvd: 06/05/07 15:28 2 pgs
Fees:13.00 Taxes:458.43

20070605-0067217

WARRANTY DEED

R-CBB-07-3813

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

Subscribed and sworn to before me this 29th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/28/08
(AFFIX SEAL)

RUTHERFORD COUNTY, TENNESSEE
LARGE
AT
PUBLIC
NOTARY
TANA NICHOLS

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
Michelle Elaine Payne	Primary Residential Mortgage	
3813 Northbrook Drive (ADDRESS)	4750 West Wiley Post Way, Ste. 200 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	50-6-79

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 SONIA D. HAMBRICK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELLE ELAINE PAYNE, unmarried @, 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. 4, ON THE PLAN OF NORTHBROOK SUBDIVISION, PHASE ONE, OF RECORD IN PLAT BOOK 6900, PAGE 859, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SONIA D. HAMBRICK, UNMARRIED BY WARRANTY DEED FROM BUDDY DUNN CONTRACTORS, LP, RECORDED ON THE 3RD DAY OF MARCH, 1998 IN DEED BOOK 10819, PAGE 858, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 6900, Page 859; and Covenants, Conditions and Restrictions of record in Book 10373, Page 339, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3813 Northbrook Drive, Nashville, Tennessee 37207
(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 29th day of May, 2007.

Sonia D. Hambrick

STATE OF Tennessee
COUNTY OF Davidson

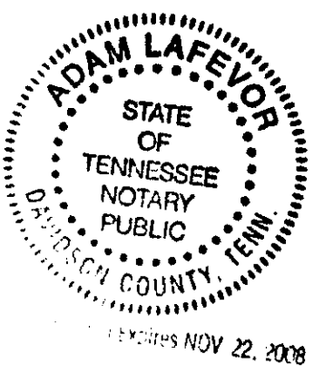
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sonia D. Hambrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

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

Notary Public

My Commission Expires:

(SEAL)



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