Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 06/06/07 12:37 2 pgs
Fees:13.00 Taxes:628.63

20070606-0067826

15-0705-151106

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me, this 5th day of June, 2007.

Notary Public
My commission expires: 05/03/2011

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Teresa J. Walters	Countrywide Home Loans	132-16-0-093.00
623 Elaine Drive	801 Crescent Centre Dr., Ste. 510	
Nashville TN 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James R. Mayes, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Teresa J. Walters, unmarried, hereinafter called the Grantees, their successors 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. 611, on the Plan of Section Seven, Caldwell Hall, of record in Book 3300, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilson Neal Chastain and wife, Mildred Pigue Chastain by deed from William H. Potter and wife, Betty T. Potter, dated February 1, 1964, recorded February 18, 1964, of record in Book 3678, Page 331, Register's Office for Davidson County, Tennessee. The said Wilson Neal Chastain having predeceased Mildred Pigue Chastain vesting property in Mildred Pigue Chastain as surviving spouse. Mildred Pigue Chastain having since died on May 23, 2002, the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 02P-1264, ordered Peggy D. Mathes as Administrator, to sell the property.

Further being the same property conveyed to James R. Mayes by Special Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Mildred Pigue Chastain, dated November 27, 2006, recorded November 28, 2006, of record in Book , Page Instrument No. 20061128-0146485, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 623 Elaine Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of June, 2007.

James R. Mayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James R. Mayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 5th day of June, 2007.

JENNIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010