File #2007259

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,800.00**

Jane Pool
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8th day of June, 2007.**

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 10, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Pool	Countrywide Home Loans, Inc.	MAP 44-11
(NAME) 500 Cleve Street	(NAME) P.O. Box 961206	PARCEL 126
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Mark Fowlkes married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Jane Pool 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. 55 on the Plan of Section "A" Village of Old Hickory, as of record in Book 1424, page 68, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Fowlkes by deed from John Dennis Rollins and wife Sherrie Ann Rollins of record in Instrument 200010020097035, said Register's Office, dated September 22, 2000.

Michelle Fowlkes, spouse of Mark Fowlkes, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to taxes for 2007 and subsequent years, a lien, but not yet due and payable; Restrictions of record in Book 1914, page 212, as modified in Book 2447, page 151; Right of Way Easement for Telephone of record in Book 662, page 743; Easement of record in Book 626, page 556; subject to a special utility easement along the northerly line of premises for electric and/or telephone lines and cables, as shown on the Plan of record in Book 1424, page 68 and referred to the "notes" on said plan, which is reserved and rights with reference thereto are fixed in Deed of record in Book 1914, page 212 and all matters as shown on the Plan of record in Book 1424, page 68, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **500 Cleve Street, Old Hickory, TN 37138**
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 06/11/07 10:21 2 pgs
Fees:13.00 Taxes:347.06
20070611-0069553

Witness our hands this 8th day of June, 2007.

Mark Fowlkes

Michelle K. Fowlkes

Michelle Fowlkes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Mark Fowlkes and wife, Michelle Fowlkes, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 8th day of June, 2007.

Notary Public

My Commission expires: My Commission Expires May 24, 2009

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027