Davidson County DEEDWARR
Recvd: 06/27/07 09:46 2 pgs
Fees:13.00 Taxes:610.13

20070627-0076609

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $164,900.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2007.

Notary Public
My commission expires: ~~02/24/08~~ 1/11/11

BRENDA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

06-0705-72750

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Newcomb	Countrywide Home Loans	38-00-0-158
5134 Eatons Creek Road	P.O. Box 961206 MSN-SV22	
Nashville TN 37218	Ft. Worth, TX 76161	

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, Amanda Carol Barnett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Newcomb and wife, Kimberly Newcomb, 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. 2, on the Plan of Darrell Smith Subdivision, First Revision, of record in Book 9700, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with a permanent and perpetual right of way easement providing ingress and egress to and from said property as retained in Deed of record in Book 7720, Page 412, re-recorded in Book 7935, Page 647, both in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda Carol Barnett and Betty Barnett, both single persons by Deed from Darrell Smith, a married man, dated August 4, 1994, recorded August 9, 1995, of record in Book 9757, Page 711, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Amanda Carol Barnett by Quitclaim Deed from Betty Barnett, unmarried, dated April 6, 2001, recorded April 17, 2001, of record in Instrument No. 20010417-0037681, 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 5134 Eatons Creek Road, Nashville, TN 37218

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

Amanda Carol Barnett

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amanda Carol Barnett, 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 Mt. Juliet, TN, this 22nd day of June, 2007.

~~Kathleen Tomlinsen~~ Jean K. Peterson
Wilson

My Commission expires ~~02/24/08~~
01/15/08

JEAN K PETERSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN
My Commission Expires Jan. 15, 2008