Return to:

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

FEARNLEY & CALIFF, PLLC
ATTORNEYS AT LAW
565 MARRIOTT DRIVE, SUITE 850
NASHVILLE, TN 37214

ADDRESS NEW OWNER:
Sarah Anne Mayes
4191 Creek Trail Drive
Whites Creek, Tennessee 37189

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans
P.O. Box 10219
Van Nuys, CA 91410-0219

MAP 41-5
GROUP
PARCEL 14

Davidson County DEEDWARR
Recvd: 07/02/07 12:32 2 pgs
Fees:13.00 Taxes:1258.00
20070702-0078644

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jean B. Hawkins,** unmarried hereinafter called the , bargained and sold, and by these presents, hereby transfer and convey unto **Sarah Anne Mayes,** unmarried hereinafter called the GRANTEE, her 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. 26 on the Plan of Creek Trail Subdivision, of record in Plat Book 6900, page 774, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jean B. Hawkins by deed from Khushru H. Frenchman and wife, rita K. Frenchman of record in Book 7762, page 409, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **4191 Creek Trail Drive, Whites Creek, Tennessee 37189.**

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, her heirs and assigns , forever, and, covenant with the said GRANTEE that lawfully seized and possessed of said land in fee simple. a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, , further covenant and bind , heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **26th** day of **June, 2007.**

Jean B. Hawkins

Jean B. Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jean B. Hawkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of June, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $[illegible].00

Sarah Anne Mayes
AFFIANT

Subscribed and sworn to before me on this 26th day of June, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008