07

Realty Title Box 148A

Return To And
Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $146,000.00

James R. Ritchie, JR
Affiant

Subscribed and sworn to before me, this 27th day of June, 2007.

Deborah K. Devine
Notary Public
My commission expires: 11/22/08

07-0706-83319

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James R. Ritchie, Jr.	Countrywide Home Loans, Inc.	150-03-0 056.00
3312 Shakertown Ct.	801 Crescent Center Dr., Ste. 510	
Antioch TN 37013	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, **Timothy D. Curtis and wife, Kara L. Curtis**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James R. Ritchie, Jr.**, 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. 39, on the Plan of Section Two, The Country, of record in Book 5050, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy D. Curtis and wife, Kara L. Curtis by deed from Sheree Lee, unmarried, dated October 29, 1999, recorded November 1, 1999, of record in Book 11725, Page 236, 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 **3312 Shakertown Ct., Antioch, TN 37013.**

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.

Davidson County DEEDWARR
Recvd: 07/05/07 08:18 2 pgs
Fees:13.00 Taxes:540.20

20070705-0079723

WITNESS my hand this 27th day of June, 2007.

Timothy D. Curtis

Kara L. Curtis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy D. Curtis and Kara L. Curtis, 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 Franklin, TN, this 27th day of June, 2007.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

