Davidson County DEEDWARR
Recvd: 07/17/07 15:17 2 pgs
Fees:13.00 Taxes:506.90

20070717-0085168

WARRANTY DEED

B-RE-07-3677

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me this 12th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-8-10

(AFFIX SEAL)

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne C. Wierum	Countrywide Home Loans, Inc.	
3677 Forte Road	801 Crescent Centre Dr. #510	
Joelton, TN 37080	Franklin, TN 37067	29-157.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH CHRISTOPHER COLORIGH AND WIFE, PAMELA LYNN COLORIGH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNE C. WIERUM, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING TRACT OF LAND IN THE 1ST COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEGINNING AT A POINT AT THE CENTER OF FORTE STREET, THE NORTHEAST CORNER OF JOHN J. VIDALE AND WIFE, LOUISE VIDALE, AS OF RECORD IN BOOK 2201, PAGE 429, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING THE SOUTHEAST CORNER OF THIS LOT; THENCE WITH VIDALE'S NORTH LINE, PASSING A SET OF IRON PIN ON THE WEST RIGHT OF WAY OF FORTE ROAD AT 20.0 FEET, N 88° 17'48" W A DISTANCE OF 231.57' TO AN EXISTING CONCRETE MONUMENT IN THE NORTH LINE OF VIDALE AND AT THE CORNER OF SIX FOOT HIGH CHAIN LINK FENCE, BEING THE INTERIOR CORNER OF THE PROPERTY OF THE DAVIDSON COUNTY BOARD OF EDUCATION FORMERLY MORNY ELEMENTARY SCHOOL (NOW VACANT); SAID CONCRETE MONUMENT BEING LOCATED S 88° 17' 48" E A DISTANCE OF 146.93' FEET FROM A CONCRETE MONUMENT AT THE CORNER OF THE SAME SIX FOOT HIGH CHAIN LINK FENCE; THENCE N 01° 32' 39" E A DISTANCE OF 356.29' TO AN EXISTING CONCRETE MONUMENT AT THE CORNER OF A SIX FOOT HIGH CHAIN LINK FENCE AND AN INTERIOR CORNER TO SAID BOARD OF EDUCATION PROPERTY; THENCE S 88° 27' 37" E A DISTANCE OF 230.78', PASSING AN EXISTING CONCRETE MONUMENT IN THE WEST RIGHT OF WAY OF FORTE ROAD AT 210.78' AT THE CORNER OF SAID SIX FOOT HIGH CHAIN LINK FENCE, TO A POINT IN THE CENTER OF FORTE ROAD; THENCE WITH THE CENTER OF SAID ROAD S 01° 25'03" W A DISTANCE OF 356.95' TO THE POINT OF BEGINNING, HAVING AN AREA OF 82,442.66 SQUARE FEET, 1.89 ACRES.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH CHRISTOPHER COLORIGH AND WIFE, PAMELA LYNN COLORIGH BY WARRANTY DEED FROM JOSEPH S. COLORIGH AND WIFE, BILLIE JEAN COLORIGH, RECORDED ON THE 1ST DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051201-0144579, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3677 Forte Road, Joelton, Tennessee 37080
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 12th day of July, 2007.

Joseph Christopher Colorigh

Joseph Christopher Colorigh

Pamela Lynn Colorigh

Pamela Lynn Colorigh

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Christopher Colorigh and Pamela Lynn Colorigh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903