Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/20/07 14:14 2 pgs
Fees:13.00 Taxes:443.63
20070720-0086684

ADDRESS NEW OWNER:
Clara Cardenas
509 Barclay Square Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
3011 Armory Drive, Suite 120
Nashville, TN 37204

MAP 149-9
GROUP
PARCEL 169

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, **John E. Cater and wife, Suzanne E. Cater,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Clara Cardenas, 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. 66 on the Plan of Section 3, Barclay Square, of record in Plat Book 4675, page 154, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John E. Cater and wife, Suzanne E. Cater by deed from Randall Phillips Builders, Inc. of record in Book 5209, page 78, 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 **509 Barclay Square Court, Antioch, Tennessee 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 GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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, GRANTORS, do further covenant and bind themselves, their 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 our hands this the **13th** day of **July, 2007.**

John E. Cater

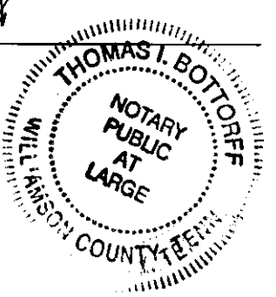
Suzanne E. Cater 7/13/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 13th day of July, 2007.

Thomas I. Bottorff
NOTARY PUBLIC



My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $119,900.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of July, 2007.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010

