WARRANTY DEED

AT-20070308

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of July, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shawanda Harris	Countrywide Home Loans, Inc. dba America's Wholesale Lender	041.04-0-022.00
4035 Marydale Drive	2375 N Glenville Drive, RGV-B-195	
Nashville, TN 37207	Richardson, TX 75082	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Emogene Hall, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Shawanda Harris, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 2 on the Plan of Dalemere Subdivision, Section 1, as of record in Book 2900, page 35, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Cherbron Drive at the northwest corner of Lot No. 3; thence with the line between said Lots Nos. 2 and 3, S 30 deg. 15 min. W 208 feet to the corner of Lots Nos. 1, 2, and 3; thence with the line between said Lots Nos. 1 and 2, S 81 deg. 40 min. W. 166.86 feet to the Easterly margin of Marydale Drive; thence with the easterly margin of said drive, northwestwardly 199.90 feet to a monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction 39.27 feet to a monument in the southerly margin of said Cherbron Drive; thence with same eastwardly 201.60 feet to the beginning.

Being the same property conveyed to Emogene Hall, unmarried by Deed from Kirby Clifton and wife, Pauline Clifton by and through Kirby Clifton, Attorney in Fact dated April 22, 1997 recorded April 25, 1997 in Book 10429, page 568, Register's Office for Davidson County, Tennessee. Power of Attorney of record in Book 9232, page 54, said register's office. The said Emogene Hall is now deceased

( ) unimproved
This is (X) improved property know as 4035 Marydale Drive, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 18th day of July, 2007

Emogene Hall by Debra E. Hudnall executrix

Emogene Hall By: Debra E. Hudnall, Executrix

Davidson County DEEDWARR
Recvd: 07/23/07 10:32 1 pgs
Fees:13.00 Taxes:508.75
20070723-0087047

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named Debra E. Hudnall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Executrix of the Estate of Emogene Hall, and as such Executrix has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee this 18th day of July, 2007.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY