WARRANTY DEED

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

R-LTM-07-2154

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
Robert Grignon	Robert Grignon (NAME)	
2154 Sadler Avenue	203 Cherokee Court	10613017500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Hendersonville TN 37075	
(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 SADRA STAMPS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT GRIGNON AND WIFE, DEVONIE GRIGNON, 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:

A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 2 FEET FRONT AND 7 FEET REAR OF LOT NO. 42, AND THE NORTHERLY 46 FEET FRONT AND 36 FEET REAR OF LOT NO. 43, ON THE PLAN OF SADLER PLACE, AS OF RECORD IN BOOK 332, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOTS NOS. 42 AND 43 FRONT TOGETHER 48 FEET ON THE EASTERLY SIDE OF SADLER AVENUE AND RUN BACK BETWEEN LINES, 165 FEET, MORE OR LESS, TO AN ALLEY MEASURING 43 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SADRA STAMPS BY SPECIAL WARRANTY DEED FROM BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS SERIES 2001-01 BY ITS DULY AUTHORIZED ATTORNEY IN FACT, COUNTRYWIDE HOME LOANS, INC., RECORDED ON THE 19TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040719-0086008, 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 INCLUDING THOSE IN PLAT BOOK 332, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2154 Sadler Avenue, Nashville, Tennessee 37210
(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.

Davidson County DEEDWARR
Recvd: 08/02/07 07:53 2 pgs
Fees:13.00 Taxes:129.50
20070802-0091650

Witness my/our hand(s) this 27th day of July, 2007.

Sadra Stamps

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sadra Stamps, 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 27th day of July, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires NOV 22 2008

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