Davidson County DEEDWARR
Recvd: 08/02/07 08:10 2 pgs
Fees:13.00 Taxes:821.40

20070802-0091662

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Janice Abra Young
Affiant

Subscribed and sworn to before me, this 24th DAY OF July, 2007.

Notary Public

ADAM LaFEVOR
Comm. Expires 12/22/2008
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

B-FC-07-0211

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
Janice Abra Young	Countrywide Home Loans, Inc.	
211 Perlen Drive (ADDRESS)	(NAME) 750 Old Hickory Blvd., #180 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	83-11-171.00

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 CATHRYNE A. HALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JANICE ABRA YOUNG, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 290, FORTLAND PARK, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 61, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CATHRYNE A. HALL BY WARRANTY DEED FROM JOYCE B. WILLIS, AN UNMARRIED PERSON, RECORDED ON THE 9TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061009-0125067, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY INVESTMENT PROPERTY ONLY & IS NOT THE MARITAL OR PRIMARY RESIDENCE OF THE SAID GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2900, PAGE 61, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 211 Perlen Drive, Nashville, Tennessee 37206
(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 24th day of July, 2007.

Cathryne A. Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathryne A. Hall, 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 23rd day of July, 2007.

Notary Public

My Commission Expires:

(SEAL)

NOTARY
ADAM LaFEVOR
Comm Exp 11/22/2008
DAVIDSON COUNTY

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