Davidson County DEEDWARR
Recvd: 08/20/07 12:42 2 pgs
Fees:13.00 Taxes:472.12

20070820-0099352

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/21/2011

(AFFIX SEAL)

Shella McCloud NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

P-KW-07-0649

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleo A. Hammonds	SAME	
649 Rowan Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		059-11-251.00
(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 DON FRITTS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLEO A. HAMMONDS, 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 No. 575, on the Plan of Haynes Manor Subdivision, Section IV, as of record in Book 4175, page 90, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Major Lee Thomas Perkins and wife, Penelope Perkins by deed from Major Lee Thomas Perkins and Carolyn Pipus, Trustee of record in Instrument 200207080081905 on 06/12/2002 and filed for record on 07/08/2002, Register's Office for said County.
Being the same property conveyed to Bank of New York as Trustee for the Certificateholders of CWABS Asset-Backed Certificates 2004-13 by deed from Crystanna Duffy, as Co-Substitute Trustee of record in Instrument 200701260011178 on 01/24/2007 and filed for record on 01/26/2007, Register's Office for said County.
Being the same property conveyed to Don Fritts by deed from Bank of New York as Trustee for the Certificateholders of CWABS Asset-Backed Certificates 2004-13 of record in Instrument 200704120044023 on 03/27/2007 and filed for record on 04/12/2007, Register's Office for said County.

Grantor has never occupied said property as his principal residence.

unimproved ( )
This is improved (X) property, known as 649 Rowan Drive, Nashville, Tennessee 37207
(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 16th day of August, 2007.

Don Fritts

STATE OF Tennessee
COUNTY OF DAVIDSON

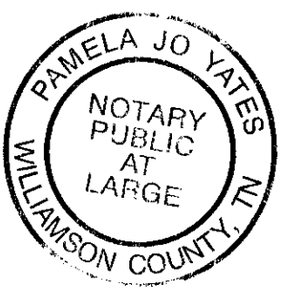
On this the 16th day of August, 2007, before me personally appeared Don Fritts, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of August, 2007.

Notary Public

My Commission Expires: 3/22/08

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959