Davidson County DEEDWARR
Recvd: 08/28/07 11:41 1 pgs
Fees:13.00 Taxes:421.06
20070828-0103161

Space reserved for recording information:

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,800.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2007.

(Affix Seal) Notary Public

My Commission Expires: 1/23/2011

Preparer's File #-07H0457

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alison Broady	Countrywide Home Loans, Inc.	071-16-O-129.00
1400 Jewell Street	2021 N. Gallatin Road, Suite 280	
Nashville, Tennessee 37207	Madison, Tennessee 37115	

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, AARON FORTNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ALISON BROADY, 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 the southerly parts of Lot Nos. 26, 27, and 28 on the map of T.I. Ward's Subdivision of Lots in Williams & Hayes Company's Belleview plan, as of record in Book 974, page 48, Register's Office for Davidson County, Tennessee.

Said parts of Lots front 70.4 feet on the westerly side of Jewel Street and run back 165.72 feet on the northerly side and 151.14 feet on the southerly line along the northerly margin of Crockett Street, to a dead line measuring 76.5 feet.

Being the same property conveyed to W. Aaron Fortner by deed from Deutsche Bank National Trust Company, as indenture trustee for New Century Home Equity Loan Trust, Series 2006-1, of record in Instrument No. 20070531-0064776, filed on 05-31-07, Davidson County Register of Deeds.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1400 Jewell Street, Nashville, Tennessee 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 **23rd** day of **August, 2007**:

Aaron Fortner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AARON FORTNER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 23rd day of August, 2007.

Notary Public

My Commission Expires: 4/29/2010

LORI C. WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON