WARRANTY DEED

R-ND-07-1010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2007

Notary Public

MY COMMISSION EXPIRES: November 22, 2008

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 NUMBER
Lavonia Carothers	Countrywide Bank, FSB	
1010 Mulberry Way	(NAME) 750 Old Hickory Blvd., Ste. 180	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Brentwood, TN 37027	50-3-B-6.00CO
(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 ARTHELLA L. PEGRAM-CHARLTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAVONIA CAROTHERS, 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 6, MULBERRY DOWNS, PHASE 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGES 84 THRU 88, 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 ARTHELLA L. PEGRAM-CHARLTON BY WARRANTY DEED FROM JANET V. GREER LLOYD AND HUSBAND, ROBERT W. LLOYD, RECORDED ON THE 4TH DAY OF NOVEMBER, 1997 IN BOOK 10671, PAGE 646, 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 7900, PAGES 84-88 AND PUD BOUNDARY OF RECORD IN PLAT BOOK 6900, PAGE 940; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 8053, PAGE 316; BY-LAWS OF MULBERRY DOWNS HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 8053, PAGE 316, AMENDED IN BOOK 9892, PAGE 939; CHARTER OF MULBERRY DOWNS HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 8164, PAGE 37; QUITCLAIM DEED FOR COMMON AREA TO THE MULBERRY DOWNS HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 8175, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1010 Mulberry Way, 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.

Davidson County DEEDWARR
Recvd: 09/05/07 08:53 2 pgs
Fees:13.00 Taxes:480.63
20070905-0106340

Witness my/our hand(s) this 30th day of August, 2007.

Arthella L. Pegram-Charlton

Arthella L. Pegram-Charlton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthella L. Pegram-Charlton, 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 30th day of August, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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