WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/07 15:08 2 pgs
Fees:13.00 Taxes:573.50
20070906-0107260

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2007

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory Attorney At Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Lumpkin (NAME)	Countrywide Bank, FSB (NAME)	MAP & PARCEL
313 East Marthona Road (ADDRESS)	32785 State ~~Harbor~~ Route 20 #5 (ADDRESS)	04215007900
Madison, TN 37115 (CITY) (STATE) (ZIP)	Oak Harbor WA 98277 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marie D. Beerman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Lumpkin and Talia Lumpkin, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Land in Davidson County, Tennessee, being Lot Nos. 53 and 56 both inclusive of Blk "A" on the Map of Marthonna, a subdivision of the Cumberland Development Company of the Ezell Farm, not of record and described to a copy of survey thereof made December 1937, by J.A. Mefford, Surveyor as follows:

Beginning at a point in the easterly margin of Marthonna Road (formerly Ezell Road) East 1229.9 feet south of the southerly margin of Marthonna Road being the common corner of Lot Nos. 52 and 53 thence with the line between said lots easterly 420.4 feet to a point; thence South 1 degree 52' West 100 feet to a point at the common corner of Lot Nos. 56 and 57; thence with the line between said lots westerly 421.9 feet to the easterly margin of Marthonna Road; thence with the margin of the same North 2 degrees 58' East 100 feet to the point of beginning.

Being the same property conveyed to Toni P. Ruppert & Marie D. Beerman, tenants in common from Countrywide Home Loans, recorded January 5, 2007 as Instrument Number 2070105-0002177, Register's Office for Davidson County, Tennessee further conveyed to Marie D. Beerman by Quit Claim deed, recorded June 20, 2007 as Instrument Number 20070620-0073888, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS ASLO SUBJECT TO Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5633, Page 948, Register's Office for Davidson County, Tennessee. Subject to notes, easements, ect, if any as may be shown on a survey dated December, 1937 by J.A. Mefford, Surveyor.

unimproved ( )
This is improved (X) property, known as 313 East Marthona Road, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31st day of August, 2007

Marie D. Beerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie D. Beerman

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 31st day of August, 2007.

Commission expires 3/20/2010

Marie D. Beerman
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212