Davidson County DEEDWARR
Recvd: 09/12/07 10:13 3 pgs
Fees:18.00 Taxes:349.65

20070912-0109296

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/22/2010

05-0708-63794

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $94,500.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2007.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
C. R. Waters	Countrywide Home Loans, Inc.	042-09-0 098.00
805 Westchester Drive	P.O. Box 961206	
Madison TN 37115	Fort Worth, TX 76161	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert E. Bottorff, Jr. and wife, Donna Jan Bottorff, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to C. R. Waters, hereinafter called the Grantees, their successors and assigns, a 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. 44, on the Plan of Section Two, Kemper Heights, of record in Book 2331, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert E. Bottorff, Jr. and wife, Donna Jan Bottorff by deed from Dewey K. Amos and wife, Elizabeth M. Jenkins Amos, dated January 11, 1979, recorded January 15, 1979, of record in Book 5384, Page 922, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 805 Westchester Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30 day of August, 2007.

Robert E. Bottorff, Jr.

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert E. Bottorff, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in East Point, GA, this 30th day of August, 2007.

Notary Public

My Commission expires

Notary Public, Cobb County, Georgia
My Commission Expires April 15, 2008

BRENDA LEWRY NOTARY PUBLIC COBB COUNTY, GA

WITNESS my hand this 30th day of August, 2007.

Donna Jan Bottorff

Donna Jan Bottorff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Jan Bottorff with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in MADISON, TN, this 30th day of August, 2007.

Notary Public

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010