THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2007 Notary Public MY COMMISSION EXPIRES: 1-26-08 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia Douds	Countrywide Bank, FSB	MAP 104150
2710 Woodlawn Drive	P.O. Box 10212	PARCEL 37500
Nashville, TN 37212	Van Nuys, CA 91410-0212	
(CITY) (STATE) (ZIP)	(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, **Susan Elaine Stevens, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claudia Douds and husband Patrick Douds**

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:

Land in Davidson County, Tennessee, being the west 50 feet of the South one-half of Lot No. 23 on the Plan of Bel Air Subdivision of record in Plat Book 332, page 6, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said part of said lot fronts 50 feet on the North side of Bel Air Avenue, now Woodlawn Avenue, and extends back parallel lines 192 feet to a dead line.

Being the same property conveyed to Susan E. Stevens by deed dated July 17, 1987 from Kathy L. Geiger, unmarried, of record as in Book 7394, page 500, and being further conveyed to Susan Elaine Stevens by Quitclaim Deed dated February 25, 2005 from Wesley D. Turner, Trustee, of record as in Instrument No. 200503010022301, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2710 Woodlawn Drive, Nashville, TN 37212.**

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 the 24th day of August, 2007.

Susan Elaine Stevens

Susan Elaine Stevens

Davidson County DEEDWARR
Recvd: 09/17/07 15:31 2 pgs
Fees:13.00 Taxes:1147.00

20070917-0111376

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 **Susan Elaine Stevens** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of August, 2007.

My Commission expires 1-26-07

Notary Public

Notary Seal present,
but could not be reproduced.

STATE OF TENNESSEE
COUNTY OF _____

Bill Garrett
Davidson County Register of Deeds

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of August, 2007.

My Commission expires _____

Notary Public