

STATE OF TENNESSEE
COUNTY OF DAVIDSON

07-3985

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,800.00

Marilyn Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st **DAY OF** September, 2007.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 3/15/10

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, TN 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica L. Leary (NAME)	Countrywide Bank, FSB (NAME)	94-1
903 South 14th Street (STREET ADDRESS OR ROUTE NUMBER)	1199 N. Fairfax St. #500 (STREET ADDRES)	335
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Alexandria, VA 22314 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Marilyn Sutton, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica L. Leary

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 Lot No. 59 on the Plan of Section One Revised Shelby Heights, of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Marilyn Sutton by deed from Mary Alice Luckett Reed, filed of record in Instrument No. 20060511-0055531, Register's Office for Davidson County, Tennessee.

Tommy Sutton, spouse of the said Marilyn Sutton, joins in this instrument for the purpose of conveying any interest he may have in the said property.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

This is improved property known as 903 South 14th Street, Nashville, TN 37206

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 their hand s this 21st day of September, 2007.

Marilyn Sutton

Tommy Sutton

Davidson County DEEDWARR
Recvd: 09/28/07 15:46 2 pgs
Fees:13.00 Taxes:335.96



20070928-0116010

07-3985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Marilyn Sutton the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 21st day of September, 2007

My commission expires 3/15/10

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____ Marilyn Sutton, a married woman and Tommy Sutton the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of September, 2007

My commission expires 3/15/10

JANIS L. DUREE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____
Notary Public Janis L. Duree