WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

P-07-1450

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca A. Batson	Countrywide Bank, FSB	
1450 Janie Avenue	(NAME) 1199 N. Fairfax St. S.500	072-04-0269.00
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS) Alexandria, VA 22314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLIFTON RANDY CAYCE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto REBECCA A. BATSON, hereinafter called the Grantees, 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 No. 8, Block E, of Country Club Estates Subdivison of record in Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Cantrell, Connell, and Greek, Engineers, dated November 22, 1950, as follows:

Said Lot No. 8 fronts 100 ft. on the southwesterly side of Janie Avenue and extends back between parallel line 175 feet to a line in the rear measuring 100 feet thereon.

Being the same property conveyed to Clifton Randall Cayce and wife, Debra Duke Cayce *now being deceased by Warranty Deed from Russell D. Ward and wife, Margaret Bowen Ward of record in Book 5095, Page 334, in the Register's Office for Davidson County, Tennessee, dated December 8, 1976.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1450 Janie Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 10/16/07 10:19 2 pgs
Fees:13.00 Taxes:451.40

20071016-0122509

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/our hand(s) this 18th day of September, 2007.

Clifton Randy Cayce

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 Randy Cayce the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of September, 2007.

Notary Public

My Commission Expires: 2/24/09

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800