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This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $139,900.00.

Affiant

Subscribed and sworn before me this the 26th day of October, 2007.

Notary Public
My commission expires:

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 10/30/07 12:17 2 pgs
Fees:13.00 Taxes:517.63

20071030-0127843

My Commission Expires September 25, 2010

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Charlene Hornbeck	Countrywide Bank, FSB	53-3-317
1501 Debow Street	3011 Armory Dr., Suite 120	
Old Hickory, TN 37138	Nashville, TN 37204	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Phillips, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charlene Hornbeck, as unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lots Nos. 201 and 207 on the Plan of Section C, Village of Old Hickory, of record in Book 1424, Page 66, Registers Office for Davidson County, Tennessee, and also shown on a Revised Plat of certain lots in Section C and D, Village of Old Hickory, as of record in Book 1835, Page 52, said Register's Office.

Said Lots Nos. 201 and 207 are described as beginning at a point in the easterly margin of Debow Street, at the common corner of Lots 207 and 208; thence with the margin of said Street northwardly 44.8 feet to the beginning of a curve; thence with said curve, northeastwardly 15.7 feet to a point in the southerly margin of Fifteenth Street; thence with the margin of said street eastwardly 112 feet to the beginning of a curve; thence with said curve southeastwardly 15.7 feet to a point in the westerly margin of Dodson Street, now a private road; thence with the margin of the same southwardly 44.8 feet to the common corner of Lots 201 and 202; thence westwardly along the line between lots 201 and 202, and continuing westwardly along the line between Lots 207 and 208, in all 131.9 feet to the easterly margin of Debow Street, the point of beginning.

Being the same property conveyed to JOHN PHILLIPS, by Deed from NATIONSTAR MORTGAGE, LLC (CTX), of record as Instrument No. 20070730-0090146, dated July 25, 2007, recorded July 30, 2007, said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1501 Debow Street, Old Hickory, TN 37138.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 26th day of October, 2007.

John Phillips
By Robert W Burns
His Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 26th day of October, 2007.

My commission expires:

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of October, 2007, before me, the undersigned Notary Public in and for said County and State, personally appeared ROBERT W. BURNS with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN PHILLIPS, by SPECIFIC Power of Attorney dated October 25, 2007, and who acknowledged that he executed the same as the free act and deed of JOHN PHILLIPS.

Witness my hand and official seal this 26th day of October, 2007.

My Commission Expires:

_____
Notary Public

My Commission Expires
September 23, 2010

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON