WARRANTY DEED

G-VRE-07-2157

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,766.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elena Ashlee Mayne	Countrywide Bank, FSB	
2157 Sadler Avenue	(NAME) 801 Crescent Center Dr., #510	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Franklin, TN 37067	119-1-1.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SABRINA F. OVERSTREET, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELENA ASHLEE MAYNE AND KAREN VANDYKE, BOTH UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING PART OF LOT 45 ON THE PLAN OF SADLER PLACE, OF RECORD IN BOOK 332, PAGE 31, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT, BEING THE COMMON CORNER OF LOT 45 AND A FORMER PORTION OF LOT 45, AT THE MARGIN OF SADLER AVENUE; THENCE WITH SAID COMMON LINE, NORTHWESTERLY 112.0 FEET TO AN IRON PIN THE RAILROAD R.O.W.; THENCE SOUTHERLY 79.09 FEET TO THE R.O.W OF GLENROSE AVENUE; THENCE EASTERLY WITH GLENROSE AVENUE, 103.96 FEET; THENCE AROUND A RADIUS WITH SADLER AVENUE, 33.03 FEET; THENCE WITH SADLER AVENUE, 26.07 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SABRINA F. OVERSTREET, UNMARRIED BY WARRANTY DEED FROM BILLIE BYRD AND WILL SIMON AND ANGIE SIMON, RECORDED ON THE 9TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021209-0151181, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 532, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BRIAN JASON BARBER JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

unimproved ( )

This is improved (X) property, known as 2157 Sadler Avenue, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 11/05/07 09:49 2 pgs
Fees:13.00 Taxes:476.43

20071105-0129976

Witness my/our hand(s) this 31st day of October, 2007.

Sabrina F. Overstreet

Brian Jason Barber

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sabrina F. Overstreet and Brian Jason Barber, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903