WARRANTY DEED

AT-20070389

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Angela McClanahan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of October, 2007.

April G. Nichols
Notary Public

(Affix Seal)

My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jennifer L. Conyers	Countrywide Bank, FSB	082-03-0 498.00
1012 North 5th Street	100 Mallard Creek Road, Suite 250	
Nashville, TN 37207	Louisville, KY 40207	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Raemi Carney, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jennifer L. Conyers** a single woman, 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:

Exhibit "A"

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

Being Lot No. 111 on the Plan of Sharpe and Crutcher's Addition, as of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, and further described as follows;

Said Lot No. 111 fronts 50 feet on the westerly side of North 5th and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Raemi Carney from Angela Doss, Administratrix for The Estate fo Queenie Doss by Warranty Deed dated October 5, 2005 and recorded October 13, 2005 in Instrument #20051013-0123468, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1012 North 5th Street, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 31st day of October, 2007

Raemi Carney
Raemi Carney

Robert Carney by Raemi Carney ally in fact.
Robert Carney by Raemi Carney, my Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 11/05/07 10:30 2 pgs
Fees:13.00 Taxes:425.50
20071105-0130116

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Raemi Carney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 31st day of October, 2007.

April G. Nichols
Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2007, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Raemi Carney, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Robert Carney, and as such Attorney in Fact for Robert Carney, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Robert Carney to execute this instrument on behalf of Robert Carney.

Witness my hand and official seal on this 31st day of November, 2007.

Notary Public

My Commission Expires: 6-12-11

