Davidson County DEEDWARR
Recvd: 12/06/07 09:32 2 pgs
Fees:13.00 Taxes:554.63

20071206-0141235

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $149,900.00

William L. Washington
Affiant

Subscribed and sworn to before me, this 4th day of December, 2007.

Kathy J. Byers
Notary Public
My commission expires: 9/19/09

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

05-0711-63945

Address of New Owner:	Send Tax Bills to:	Tax Information
William L. Washington	Countrywide Bank, FSB	042-06-0 018.00
707 Falcon Drive	P.O. Box 660694	
Madison TN 37115	Dallas, TX 75266-0694	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Phillip Paschal, devisee of the Estate of Lee A. Paschal, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William L. Washington, unmarried, hereinafter called the Grantees, their successors and assigns, a 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. 112, on the Plan of Section Seven, Bonnie-Brae, of record in Book 4860, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in the above description but expressly EXCLUDED from this conveyance is that parcel of land described in instrument of record in Instrument No. 20011018-0113855, said Register's Office.

Being the same property conveyed to Lee A. Paschal and wife, Ruth Paschal by deed from Robert James Hatten and wife, Barbara Gonter Hatten, dated September 16, 1991, recorded September 18, 1991, of record in Book 8444, Page 783, Register's Office for Davidson County, Tennessee. The said Lee A. Paschal having since died November 15, 2006, and wife Ruth Paschal having predeceased Lee A. Paschal. By Will of Lee A. Paschal of record in Docket No. 07P-1560, Office of the Davidson County Probate Court Clerk, subject property was devised to Michael Phillip Paschal.

See Order of record in Instrument No. 20071206-0141234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 707 Falcon Drive, Madison, TN 37115

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 4th day of December, 2007.

Michael Phillip Paschal

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 4th day of December, 2007.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

