Davidson County DEEDWARR
Recvd: 12/31/07 15:31 2 pgs
Fees:13.00 Taxes:262.70
20071231-0149449

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of December, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ahmad J. Washington	Countrywide Home Loans	Parcel ID:
316 Hickory Place	P.O. Box 10423	14908020200
Nashville, TN 37214	VanNuys, CA 91410-0423	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Caroline L. Harkness, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ahmad J. Washington

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 31-A, on the Plan of Revised Zone Lot Division, Lot Nos. 10-16 & 18-43, Edge-O-Lake, Section 21, of record in Plat Book 5200, Page 577, as corrected in Book 6237, Page 243, and amended in Plat Book 6250, Page 111, and Plat Book 6900, Page 256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Caroline L. Harkness by Quitclaim Deed from Danny R. Wright of record in Instrument 20010823-0091184, said Register's Office. See also deed of record in Book 11231, Page 335, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 577, as corrected in Book 6237, Page 243, and amended in Plat Book 6250, Page 111, and Plat Book 6900, Page 256, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 609 Alison Ct., Nashville, TN 37217

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 hand this 19th day of December, 2007.

Caroline L. Harkness

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Caroline L. Harkness, 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 Westerville, Ohio, this 19th day of December, 2007.

My Commission Expires: 4/15/12

Marianne Wharton
Notary Public

