WARRANTY DEED

G-VRE-07-2307

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

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
Karin F.H. Katterfeld	Countrywide Bank, FSB	
2307 Lindell Avenue	(NAME) 1520 Memorial Blvd., Ste. 104	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Murfreesboro, TN 37129	105-14-236.00
(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 MARGARET M. HAYES AND JEREMY M. HAYES, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KARIN F.H. KATTERFELD, AN UNMARRIED 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 45 FEET OF LOT NO. 11 OF BLOCK 28 ON THE PLAN OF YARBOUGH'S SUBDIVISION OF BLOCKS 24-26, 29, 30 AND PART OF 22, WOODLAND PLAN OF RECORD IN BOOK 161, PAGES 87 AND 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS; SAID PART OF SAID LOT FRONTS 45 FEET ON THE WESTERLY SIDE OF WILSON AVENUE, NOW LINDELL AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 167.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARGARET M. HAYES AND JEREMY M. HAYES, WIFE AND HUSBAND BY WARRANTY DEED FROM NORRIS G. STURGIS, UNMARRIED, RECORDED ON THE 2ND DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070402-0038591, 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.

unimproved ( )
This is improved (X) property, known as 2307 Lindell Avenue, Nashville, Tennessee 37204
(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.

Davidson County DEEDWARR
Recvd: 01/03/08 10:14 2 pgs
Fees:13.00 Taxes:691.90
20080103-0000567

Witness my/our hand(s) this 28th day of December, 2007.

Margaret M. Hayes

Margaret M. Hayes

Jeremy M. Hayes

Jeremy M. Hayes

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret M. Hayes and Jeremy M. Hayes, 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 ~~28th~~ 27th day of December, 2007.

Ricky H. Maples

Notary Public

My Commission Expires: 02/02/2011

(SEAL)

RICKY H. MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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