WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00 Affiant Subscribed and sworn to before me, this 30th DAY OF April, 2008. Notary Public MY COMMISSION EXPIRES: 3-20-2010 (AFFIX SEAL)
B-SB-08-2212	

DEBORAH H. BERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

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
Joshua C. Kemp	Countrywide Home Loans	
2212 Pittswood Drive (ADDRESS)	P. O. Box 10219 (NAME) (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410-0219 (CITY) (STATE) (ZIP)	95-11-88

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 REBECCA A. AVRIT , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA C. KEMP AND SPOUSE, STEPHANIE W. KEMP, 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 LOT 30, CLOVERDALE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 9, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

* REBECCA A. AVRIT IS NOW MARRIED AND KNOWN AS REBECCA A. BATSON. HER HUSBAND, DANIEL H. BATSON HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST HE MIGHT HAVE IN SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO REBECCA A. AVRIT, AN UNMARRIED PERSON BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, RECORDED ON THE 5TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041105-0133483, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO: TAXES FOR 2008, AND SUBSEQUENT YEARS; THE PLAN, WITH OWNER'S CERTIFICATE, OF RECORD IN PLAT BOOK 2133, PAGE 9, SAID REGISTER'S OFFICE, WHICH PLAN SHOWS 50 FOOT MINIMUM BUILDING SET BACK LINE FROM PITTSWOOD DRIVE AND A 10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES ALONG THE REAR AND EASTERLY SIDE LINE(S) OF SAID LOT; ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2212 Pittswood Drive, Nashville, Tennessee 37214
(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: 05/02/08 14:24 2 pgs
Fees:13.00 Taxes:610.13

20080502-0045369

Witness my/our hand(s) this 30th day of April, 2008.

Rebecca A. Avrit n/k/a Rebecca A. Batson

Daniel H. Batson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca A. Avrit N/K/A Rebecca A. Batson & Daniel H. Batson, 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 30th day of April, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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