PLEASE RETURN TO: AMTITLE & ESCROW
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

16440

20B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2008.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 11/22/2010

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia Warner Edwards	**Countrywide Bank, FSB**	149150A08600CO
(NAME)	(NAME)	
2613 Welshcrest Drive	**208 Adams Avenue**	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013	**Memphis, TN 38103-1991**	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Lauren E. Nichol Duty, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claudia Warner Edwards, **A Single Woman**

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:

LAND in Davidson County, Tennessee, being Lot No. 116 on the Plan of Section Three, Cambridge Forest, as shown on plat of record in Plat Book 11700, page 44 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Paul W. Duty and wife, Lauren E. Nichol by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, Inc., dated July 28, 2000, and recorded in Instrument No. 20000801-0076062, Register's Office for said County. The said Paul W. Duty having died on May 24, 2007.

THIS conveyance is subject to: (1) 2008 taxes prorated and assumed; (2) Declaration of Covenants, Conditions and Restrictions in Book 10332, page 1 as amended in Book 10774, page 723; (3) Charter for Cambridge Forest Homeowners Association, Inc. in Book 10343, page 769; Easements in Book 1147, page 148, Book 6881, page 320, and Book 1207, page 529 and Book 3, page 26; and all matters as set forth on the recorded plat.

This is improved property known as 2613 Welshcrest Drive, Antioch, TN 37013

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 her hand this 30th day of April, 2008.

Lauren E. Nichol Duty

Davidson County DEEDWARR
Recvd: 05/13/08 10:25 2 pg
Fees:13.00 Taxes:777.00

20080513-0049143

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Lauren E. Nichol Duty, a widow the bargainor____, 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 Nashville, Tennessee, this 30th day of April, 2008.

My commission expires 11/22/2010

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010