WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/08 14:02 2 pgs
Fees:13.00 Taxes:464.35

20080529-0054767

State of Tennessee)
County of Davidson)

G#3966-2

The actual consideration or value, whichever is greater, for this transfer is **$125,500.00.**

Stephanie Mann
Affiant

Subscribed and sworn to before me, this the 27th day of May, 2008.

Deborah H. Berrie
Notary Public

My commission expires: 3-20-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
LORETTA K. WILSON	Countrywide Bank, FSB	11804009600
538 Fairlane Drive	P. O. Box 660694	
Nashville, TN 37211	Dallas, Texas 75266-0694	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RODNEY LEE PICKETT, JR., unmarried, and JOHN W. SHERRILL and wife, CYNTHIA P. SHERRILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LORETTA K. WILSON

HEREINAFTER CALLED THE GRANTEE, HER 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. 13 on the Plan of Hurdwood Heights, Section Two, as of record in Book 2330, Page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Rodney Lee Pickett, Jr., unmarried, and John W. Sherrill and wife, Cynthia P. Sherrill, by Warranty Deed dated December 9, 1986, from Virginia L. Talley, Executrix, and Edward C. Talley, Heir in the Estate of Beatrice Talley Dillard, of record in Book 7068, Page 823, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **538 Fairlane Drive, Nashville, TN 37211**.

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/our hand(s) this **27th** day of **May, 2008.**

RODNEY LEE PICKETT, JR.

CYNTHIA P. SHERRILL

JOHN W. SHERRILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RODNEY LEE PICKETT, JR., unmarried, and JOHN W. SHERRILL and wife, CYNTHIA P. SHERRILL,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **May, 2008.**

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.