Davidson County DEEDWARR
Recvd: 06/25/08 10:39 2 pgs
Fees:13.00 Taxes:577.20

20080625-0065324

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/21/08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ADAM LARP DAVIDSON COUNTY, TN

G-VRE-08-1136

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
Mary Jane Dewey	Countrywide Bank, FSB	
1136 Winding Way Road	(NAME) 801 Crescent Center Dr., #510	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Franklin, TN 37067	61-8-163.00
(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 CHARLES B. NUNN, A ASINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY JANE DEWEY, UNMARRIED, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EASTERLY HALF OF LOT NO. 1 AND ALL OF LOT NO. 2 OF BLOCK "E" ON THE PLAN OF JACKSON PARK, SECTION 2, AS OF RECORD IN BOOK 843, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 1 AND ALL OF LOT NO. 2 FRONT TOGETHER 90 FEET ON THE SOUTHERLY SIDE OF WINDING WAY AND RUN BACK 147 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 152 FEET 3 INCHES ON THE EASTERLY LINE, TO A DEAD LINE, MEASURING 87 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CHARLES B. NUNN, A SINGLE MAN BY WARRANTY DEED FROM MARY LOFTIN WILSON, A WIDOW, RECORDED ON THE 19TH DAY OF AUGUST, 2003 IN INSTRUMENT NO. 20030819-0120194, 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 INCLUDING THOSE OF RECORD IN BOOK 843, PAGE 21; BOOK 1315, PAGE 365, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1136 Winding Way Road, Nashville, Tennessee 37216
(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.

Witness my/our hand(s) this 12th day of June, 2008.

Charles B. Nunn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles B. Nunn, 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 12th day of June, 2008.

Notary Public

My Commission Expires: 4/22/08

(SEAL)

ADAM METEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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