# WARRANTY DEED

AT-20090064

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of March, 2009.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
**164 ROSA L. PARKS BLVD., SUITE 203**
**NASHVILLE, TN 37203**

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Nicola L. Amarh | Guaranty Trust Company | 147.16-0-046.00 |
| 4903 Raywood Lane | P. O. Box 1218 | |
| Nashville, TN 37211 | Murfreesboro, TN 37133 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charles Appleton and wife, Pamela Appleton**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nicola L. Amarh, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 353 (erroneously shown as Lot 33 on Deed of record in Book 7995, page 36), on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Appleton, a married person from Bank of New York, as trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2005-49CB by Special Warranty Deed dated November 26, 2008 and recorded December 10, 2008 in Instrument #20081210-0119067, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
**This is ( X ) improved property know as** 4903 Raywood Lane, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 31st day of March, 2009

Charles Appleton

Pamela Appleton by Charles Appleton, POA

Pamela Appleton by Charles Appleton, POA

BILL GARRETT, Davidson County
Trans: T20090026089 DEEDWARR
Recvd: 04/21/09 09:15 2 pgs
Fees: 13.00 Taxes: 445.85
20090421-0035898

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Charles Appleton , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 31st day of March, 2009.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2009 personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Charles Appleton, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Pamela Appleton, and as such Attorney in Fact for Pamela Appleton, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Pamela Appleton and is authorized by Pamela Appleton to execute this instrument on behalf of Pamela Appleton.

Witness my hand and official seal on this 31st day of March, 2009.

Notary Public

My Commission Expires: 6-12-11

