BILL GARRETT, Davidson County
Trans:T20100015359 DEEDWARR
Recvd: 03/16/10 10:37 2 pgs
Fees:13.00 Taxes:258.63
20100316-0019729

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $69,900.00

Affiant

Subscribed and sworn to before me, this 12th day of March, 2010.

Notary Public

My commission expires: 1-17-2012

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tracy P. Pon	Magna Bank	15002018600
733 Holder Drive	P.O. Box 17257	
Nashville, TN 37217	Memphis TN 38187	

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 ACKNOWLEDGE, WE,

Barry A. Brewer, married

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

Tracy P. Pon, an unmarried 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 64-A, ZONE LOT DIVISION, LOTS NO. 63 THRU 66, HARBOR GATE, SECTION ONE, as shown on plat of record in Plat Book 5200, Page 712, as amended in Plat Book 6200, Page 274, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barry A. Brewer by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT 2005-06CB, recorded on the 24th day of November, 2009 in Instrument No. 20091124-0107926, in the Register's Office of Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 5200, Page 712, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 733 Holder Drive, Nashville, TN 37217.

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 in 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 12th day of March, 2010.

Barry A. Brewer

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Barry A. Brewer , the within named Grantors, 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, at office, this 12th day of March, 2010.

Notary Public

My Commission Expires: 9-19-2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011