File Box 43

BOOK 8416 PAGE 671

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,792.00

Wilfredo D. Cepnio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 19 91.

Jill B. Fall
Notary Public

MY COMMISSION EXPIRES 11-7-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Wilfredo D. Cepnio (NAME)	Countrywide Funding Corporation (NAME)	53-13-113
416 Sorensen Way (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Ave., PO Box 7137 (STREET ADDRESS)	110 94506
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Pasadena, CA 91109 (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, Phillps Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilfredo D. Cepnio and wife, Irene R. Cepnio

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, being Lot No. 120 on the plan of Phase II, Kimbolton, of record in Book 6900, Pages 792, 793 and 794, Register's Office for said County.

SAID Lot No. 120 fronts 95.00 feet on the southerly margin of Sorensen Way and extends back 185.00 feet on the easterly line and 150.00 feet on the westerly line to a broken line in the rear measuring 106.66 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6746, Page 672 and Book 7304, Page 279, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

37.7.84

IDENTIFICATION

Aug 8 10 56 AM '91

unimproved ( )
This is improved XX property, known as 416 Sorensen Way, Madison, TN 37115
(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 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 ti, 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 hand this 6th day of August, 19 91

By: Phillips Builders, Inc.
Ruth Malatak, Asst. Vice President Ruth Malatak, Asst Vice President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ____________________, a Notary Public in and for said County and State, the within named ____________________

the bargainor ______, with whom I am personally acquainted, and who acknowledged that ______ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______ ______, Tennessee, this ______ day of ______ 19______

Commission expires ______ ____________________ Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak

and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon her oath XXXXXXXX acknowledged herself XXXXXX the Asst. Vice President

and XXXXXXXXXXXXXXXXXXXXXXXXXXXX Phillps Builders, Inc.

the within named bargainor, a corporation, and that she as such Asst. Vice President

and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXX authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ruth Malatak

as such Asst. Vice President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

as such XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, TN on this the 6th

day of August, 19 91.

My commission expires 11-21-92

Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Wilfredo D. Cepnio

Irene R. Cepnio

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

3062 08/08 0101 03CHECK 476.16

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8416 PAGE 673

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	126792.00
			CON TX	469.16
			PRFEE	1.00
			WDEED	6.00
			TOTAL	476.16
			CHECK	476.16
08/08/91	01		10:58 0001	2062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

377.84

IDENTIFICATION REFERENCE

AUG 8 10 56 AM '91

No. 448630