This instrument was prepared by:
L. J. Ellis, Attorney
306 Gay Street, Suite 200
Nashville, TN. 37201
file #99050032

BOOK 11508 PG. 224

box# 28-B

28B

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S)
William M. Bell &
Connie L. Reguli
2458 Lanier Drive
Madison, TN. 37115

SEND TAX BILLS TO:
new owner

MAP / PARCEL NO.
43-14 / 184

****

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by William M. Bell and, Connie L. Reguli, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COUNTRYWIDE HOME LOANS, Inc.**, a corporation existing under the laws of the state of New York the GRANTOR herein, has bargained and sold, and by these presents do transfer and convey unto:

WILLIAM M. BELL and CONNIE L. REGULI, as Joint Tenants with the Right of Survivorship and NOT as Tenants in Common, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 24 on the unrecorded Map of Margaret L. Dickenson's Subdivisin, and described according to a survey by Bob Cummings, Land Surveyor, dated June 14, 1976, as follows:

BEGINNING at a point in the easterly margin of Lanier Drive at an iron pin bieng the common corner of Lots Nos. 23 and 24 (corner to Winsett Property); thence with the margin of said drive, South 30° 15' West 45 feet to a rock retaining wall; thence leaving said margin of said drive South 70° 6' East 142.48 feet to an iron pin; thence South 3° 59' West 53.95 feet to an iron pin in the southerly line of Lot No. 24; thence with said southerly line South 86° 01' East 102 feet to a concrete monument, being the Southeast corner of Lot No. 24; Thence North 6° 42' East 70 feet to an iron pin, being the Northeast cornerof Lot No. 24; thence North 70° 6' West 231.36 feet to an iron pin, being the point of beginning.

Being the same property conveyed to Countrywide Home Loans, Inc. by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, of record in Book 11068, page 994, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The actual consideration for this transfer is $ 45,000.00.

Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn to and subscribed before me this 1st day of June, 1999.

L. Chandler, N.P.
NOTARY PUBLIC

My Commission Expires:

4352 06/02 0101 03CHECK 177.50

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, his heirs and assigns, forever. And we 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 the same is unencumbered, unless otherwise herein set out:

1999 Property Taxes which are asummed by the grantees

And we do further covenant and bind Ourselves, Successors, Assigns, and Representatives to warrant and defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons, claiming under or through us, BUT NOT OTHERWISE.

This is improved property, known as: 2458 Lanier Drive, Madison, TN. 37115.

Witness our hands this 27th day of May, 1999.

Countrywide Home Loans, Inc.
By: Marc Farfel
Title: Vice President
CHL#5449238

CORPORATE SEAL

9905032

STATE OF CALIFORNIA }
}
COUNTY OF VENTURA }

Before me Cheryl A. Juarez, a notary public, personally appeared Marc Farfel, to me known or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the Vice-President of the Countrywide Home Loans, Inc., the Within named bargainor, a corporation and that he as such Vice-President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Vice-President.

Witness my hand and official seal at office in Ventura, this 27th day of May, 1999.

CHERYL A. JUAREZ
Commission # 1193510
Notary Public - California
Ventura County
My Comm. Expires Aug 15, 2002

Cheryl A. Juarez
NOTARY PUBLIC

My Commission Expires: 8/15/2002

****

059481 1
IDENTIFICATION REFERENCE

99 JUN -2 PM 5:37

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED

From: *Countrywide Home Loans, Inc.*

To: *William M. Bell and Connie L. Reguli* both un-married

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11508 PG. 226

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	177.50
CHECK	177.50

06/02/99 01 17:41 0001 4352

0594811

IDENTIFICATION REFERENCE

99 JUN -2 PM 5:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468873