Return To:
SOUTHERN TITLE SERVICES, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167

~~RECORD AND RETURN~~ TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38957** FILE BOX "7"

WARRANTY DEED

Instr:200006060056069 Page: 1 OF 2
REC'D FOR REC 06/06/2000 9:39:45AM
RECORD FEE: $11.00
1. TAX: $0.00 T. TAX: $654.53

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 176,900.00.** Angela D Garcia
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 26th DAY OF MAY, 2000. Connie R Gill
Notary Public
MY COMMISSION EXPIRES: 11/17/02

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ANGELA D. GARCIA **3915 Westmont Avenue** **Nashville, Tennessee 37215**	Countrywide Home Loans, INC 4500 Park Granada Calabasas, Ca. 91302-1613	**116-4-204** **7DA 91132**

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 **I, KELLEY ELIZABETH SANDERS CANNON, A Married Person**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELA D. GARCIA, UNMARRIED**

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 No. 3-B on the Plan of Zone Lot Division Lots Nos. 1, 2, and 3, Westhurst Subdivision, of record in Book 5190, page 765, as amended in Book 6250, page 350, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Kelley Elizabeth Sanders Cannon by Quitclaim Deed from James M. Cannon of record in Book 10323, page 343, and by Quitclaim Deed of record in Book 10296, page 537, and by deed from Diane Sanders of record in Book 10151, page 212, Register's Office for Davidson County, Tennessee. The said James M. Cannon, husband of Kelley Elizabeth Sanders Cannon, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property, known as **3915 Westmont Avenue, Nashville, TN 37215**
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 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 OUR HANDS THIS 26th DAY OF MAY, 2000.

X Kelley Elizabeth Sanders Cannon
KELLEY ELIZABETH SANDERS CANNON

X
JAMES M. CANNON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KELLEY ELIZABETH SANDERS CANNON and husband, JAMES M. CANNON, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26 day of May, 2000.

NOTARY PUBLIC

My Commission Expires: 5/26/02