FILE BOX 45

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 21141-06-2003** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $99,900.00<br>Affiant<br>Subscribed and sworn to before me this 20th day of June, 2003.<br>Notary Public<br>My Commission Expires: 1/29/05 |

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| GERALD A. BAUTISTA<br>101 Cumberland Trace<br>Nashville, TN 37214 | Countrywide Home Loans, Inc.<br>4500 Park Granada<br>Calabasas, CA 91302-1613 | Map No.073.16<br>Parcel No. 101.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M Maitland, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GERALD A. BAUTISTA("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 101 Cumberland Trace, Nashville, TN, 37214

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this June 20, 2003.

James M. Maitland
James M Maitland

Davidson County DEEDWARR
Recvd: 06/24/03 14:10 2pgs
Fees:13.00 Taxes:369.63
20030624-0086861

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James M Maitland**, 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 20th day of June, 2003., 2___.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

# EXHIBIT "A"

Land in Davidson, Tennessee, being 101 on the Plan of Cumberland Trace, as of record in Plat Book 5200, page 724, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James M. Maitland by Substitute Trustee's Deed dated, January 30, 2003, from Priority Trustee Services of TN, LLC, as Substitute Trustee of record in Instrument No. 20030211-0018709, Register's Office for Davidson County

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR

1. All matters appearing on the Plan of record in Plat Book 5200, page 724, Register's Office for Davidson County, Tennessee;