Davidson County DEEDWARR
Recvd: 09/08/03 08:46 1pgs
Fees:13.00 Taxes:447.33

20030908-0130417

WARRANTY DEED

PEREZ-03MT0281

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Perez	Countrywide Home Loans, Inc.	161-2-73
(NAME)	(NAME)	
458 Westcrest Drive	718 Thompson Lane, Suite 104	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BRIAN FERRIMAN AND SUE FERRIMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto FRANK PEREZ, hereinafter called the Grantee(s), their heirs and assigns, that 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. 21 on the plan of McMurray Hills, of record in Book 3700, page 5, Register's Office for said County.

Said Lot No. 21 fronts 75 feet on the northwesterly margin of Westcrest Drive and extends back 255.0 feet on the northerly line and 202.9 feet on the southerly line to a broken line in the rear, measuring 96.9 feet thereon.

Being the same property conveyed to Brian Ferriman and wife, Sue Ferriman by deed from Jon P. May and wife Jennifer A. May dated 1/27/99 and file for record on 2/5/99 in Book 11329, page 55, Register's Office for Davidson County.

unimproved ( )
This is improved (X) property, known as 458 Westcrest Drive, Nashville, Tennessee 37211
(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 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 my/our hand(s) this 27th day of August, 2003.

Brian Ferriman

Sue Ferriman

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 Brian Ferriman and Sue Ferriman, the bargainor(s), 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 and official seal at Nashville, Tennessee, this 27th day of August, 2003.

My Commission Expires:
7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public