THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 45,600.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2003

Notary Public

My Commission Expires: 10/17/05

Davidson County DEEDWARR
Recvd: 12/19/03 10:35 2pgs
Fees:13.00 Taxes:168.72
20031219-0181080

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES MADRIGAL 1707 Heiman Street Nashville, Tennessee 37208	COUNTRYWIDE HOME LOANS, INC. 2021 N. Gallatin Road #292 Madison, Tennessee 37115	MAP 81-15 PARCEL 417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND SIX HUNDRED AND NO/100-- ($ 45,600.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, KENNETH YANSICK, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JAMES MADRIGAL, MARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 39.5 feet, more or less, of Lot No. 11 on the Plan of J.M. and T.J. Harding's Subdivision, as of record in Book 21, page 81 and 108, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Heiman Street, 115.2 feet westerly from the westerly margin of 17th Avenue, North, formerly Duval Street, being Osborne's northwest corner; thence with the southerly margin of Heiman Street, westerly 39.5 feet, more or less, to the northwest corner of said Lot No. 11; thence with the westerly line of said Lot No. 11 southerly 152.0 feet, more or less, to the northerly margin of an alley; thence with said alley easterly 39.5 feet, more or less, to said Osborne's southwest corner; thence with this westerly line northerly 152.0 feet, more or less, to the beginning.

BEING the same property conveyed to Kenneth Yansick by deed from Ronald Chance of record as Instrument No. 20030331-0041684 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1707 Heiman Street, Nashville, Tennessee 37208

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.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of J.M. and T.J. Harding's Subdivision of record in Book 21, page 81 and 108, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __15th__ day of __December___, 2003__.

Kenneth Yansick
KENNETH YANSICK

_____

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 KENNETH YANSICK, UNMARRIED
the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ___15th day of __December, 2003_____.

My Commission Expires: October 12, 2005

MITCHELL A. [illegible] NOTARY PUBLIC AT LARGE Davidson County, TENN.

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

_____
Notary Public