03

Rudy Title
48-A

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF February, 2004 Notary Public MY COMMISSION EXPIRES: 3/14/05 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Patts (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 133-8
412 Cathy Jo Circle (ADDRESS)	3011 Armory Drive, # 120 (ADDRESS)	PARCEL 168
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Bank of New York as Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Patts

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 number 82 on the plan of Valley View Terrace, Phase I, as of record in Book 5200, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

BEING the same property conveyed to Bank of New York as Trustee by Trustee's Deed of record as Instrument No. 20030811-0114521, and by Quitclaim Deed dated January 20,2004, recorded herewith as instrument number *, Register's Office for Davidson County, Tennessee.

*20040213-0017427

THIS CONVEYANCE IS MADE OF, BY AND THROUGH THE GRANTOR from and after the time Grantor took title. No warranties are expressly made and no warranties are to be implied. If any warranties are made, they run from and after the time Grantor took title and not further or otherwise.

unimproved ( )
This is improved (X) property, known as 412 Cathy Jo Circle, 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;.

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 hand this 30 day of February, 2004

Bank of New York as Trustee
By:
Mark Arvizu Vice President Countrywide Home Loans as attorney-in-fact

COUNTRYWIDE HOME LOANS, INC. CORPORATE SEAL MAR. 4, 1969 NEW YORK

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 02/13/04 12:26 2pgs
Fees:13.00 Taxes:305.25

20040213-0017428

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Arvizu Vice President of Countrywide Home Loans, Inc. xxx the atty-in-fact of Bank of New York as Trustee with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the its: VP of Countrywide Home Loans, Inc. and the atty-in-fact respectively of the Bank of New York as Trustee the within named bargainor, and corporation, and that he as such its: VP of Countrywide Home Loans, Inc. and the attorney-in-fact of Bank of New York as Trustee, as such attorney-in-fact xxxxxxxxxxxxxxxxxxxxxxxxx purposes therein contained by signing the name of the corporation, by the said having been so authorized. as such ______.

Witness my hand and official seal at office at PLANO, TEXAS, on this the 23rd day of February, 2004.

Najia Sarah Abraham
Notary Public

My commission expires 4/8/06

NAJIA SARAH ABRAHAM
Notary Public, State of Texas
My Commission Expires 04-08-06