Davidson County DEEDWARR
Recvd: 03/03/04 13:44 2pgs
Fees:13.00 Taxes:573.50

20040303-0024176 Box 7-A

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me:
This 27th day of February, 2004.

Notary Public

My Commission Expires:_____

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Address New Owner	Send Tax Bills to:	Map-Parcel
M. S. McFarlin	COUNTRYWIDE HOME LOANS, INC	126-15-A-262.CO
7221 Explorer Trail	P.O BOX 10423	
Nashville, TN 37221	VAN NUYS, CA 91410-0423	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Robert A. Jansen, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto M. S. McFarlin, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46, as shown on the Plan of Section Six, Boone Trace at Biltmore, of record in Instrument No. 200106070060003, Register's Office for Davidson County, Tennessee, to which the plan reference is made for a more complete description.

Being the same property conveyed to Robert A. Jansen by Quitclaim Deed from Kelly M. Jansen, dated January 21, 2004, recorded January 28, 2004, of record in Instrumen t No. 200401280010564, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat of record in Instrument No. 200106070060003, Register's Office for Davidson County, Tennessee.

This is improved property known as: 7221 Explorer Trail, Nashville, TN 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee that the Grantor 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 otherwise herein set out; the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of February, 2004.

Robert A. Jansen

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Robert A. Jansen, unmarried, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Brentwood, Tennessee, this 27th day of February, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
My Comm. Exp. March 6, 2006
WILLIAMSON COUNTY, TN