Realty
484

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 140,000.00

Lauren Houser
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF MAY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN AT LARGE

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00263

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Brent Joseph Jarreau	Countrywide Home Loans	MAP:83-6
110 Chapel Avenue	P.O. Box 10212	Parcel:270
Nashville, TN 37206	Van Nuys, CA 91410	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY CATHERINE STRINGER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRENT JOSEPH JARREAU

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 110 Chapel Avenue, Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 27th day of May, 2004.

Mary Catherine Stringer

Davidson County DEEDWARR
Recvd: 06/04/04 15:24 2pgs
Fees:13.00 Taxes:518.00
20040604-0066396

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MARY CATHERINE STRINGER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 27th day of May, 2004.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN AT LARGE

EXHIBIT A - LEGAL DESCRIPTION

BEING Lot No. 10 on the Plan of John A. Bealafelt's Subdivision of Lot No 1 of the Cuppett Property of record in Book 547, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Catherine Stringer, unmarried by Warranty Deed dated October 31, 2000 from Marshall Vanoy, Jr. and wife, Jessica Vanoy of record in Instrument Number 20001101-0108408, said Register's Office.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.