WARRANTY DEED

G-CM-04-1900

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cara Monforte	Countrywide Home Loans	
1900 Richard Jones Road # B106	(NAME) 3011 Armory Drive, Suite 120	117-15-A-62 CO
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KERRY WALLACE, UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARA MONFORTE, UNMARRIED,, 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 Unit Number B-106 on the Plan of Green Hills Terrace Condominium, a Horizontal Property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan of record in Book 5200, Page 64, further described in the Master Deed of record in Book 5304, page 702, Register's Office for said County, together with said Apartments appurtenant undivided interest in the general and common elements of the Condominium.

Being the same property conveyed to Kerry Wallace by Warranty Deed dated October 31, 2003 and filed for record on November 12, 2003 in Instrument Number 20031112-0165807, Register's Office for Davidson County, Tennessee.

Also, Being the same property conveyed to Peggy McLain- Wallace by Warranty Deed executed July 17, 1995 and filed for record July 18, 1995 in Book 9733, page 196, Regsiter's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 3879, page 569; Book 4320, page 896; Book 5304, Page 702; Book 7841, page 557; Book 9830, page 181; and Plat Book 5200, page 64; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1900 Richard Jones Road # B106, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of June, 2004.

Kerry Wallace

Davidson County DEEDWARR
Recvd: 06/09/04 15:50 2pgs
Fees:13.00 Taxes:240.50

20040609-0068500

STATE OF Tennessee
COUNTY OF Davidson

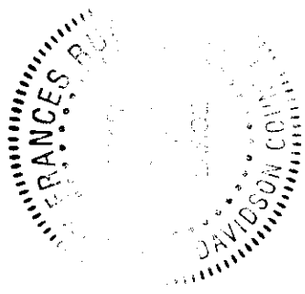
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kerry Wallace, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 1st day of June, 2004.

Notary Public

My Commission Expires: 7-25-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903