RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43119

Davidson County DEEDWARR
Recvd: 06/22/04 12:20 3pgs
Fees:18.00 Taxes:144.30
20040622-0073763

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-458
1455222/Molle

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 11th day of June 2004, by Countrywide Home Loans, Inc., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jillian Etherington, Grantee,* the following land in Davidson County, Tennessee:

* a single person

Being Lot 38 on the Map of East Nashville Real Estate Co's Plan of Lots as of record in book 57, page 11, Registers Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Countrywide Home Loans, Inc. by Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender by a Quitclaim Deed, filed for record _____ _____, 2004, as instrument number 20040622-00737 62 **, Registers Office for Davidson County, Tennessee.**

Commonly known as: 313 Hancock Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto Jillian Etherington heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

DOCID#0001455222MS30M

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Countrywide Home Loans, Inc.

BY: _____
Sandra Whiteley, Asst Secretary

ACKNOWLEDGEMENT

State of California
)ss.
County of Ventura

On this day before me, a Notary Public, personally appeared Sandra Whiteley, to me personally well-known, who acknowledged that he/she is the Asst Secretary_, of Countrywide Home Loans, Inc., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.

Witness my hand and seal this 11th day of June 2004.

_____
Notary Public Susan Biegler

My commission expires:

August 17, 2007

SUSAN BIEGLER
Commission # 1435328
Notary Public - California
Ventura County
My Comm. Expires Aug 17, 2007

DOCID#0001455222MS30M

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $39,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura Blackwell
Affiant

Subscribed and sworn to before me this 15th **day of June 2004.**

Cheri D. Weldy
Notary Public

CHERI D. WELDY
NOTARY PUBLIC AT LARGE
EXPIRES 5/30/07
DAVIDSON COUNTY, TENN.

My commission expires:

5/30/2007
(Seal)

Property owner and party responsible for payment of taxes:
Jillian Etherington
313 Hancock Street
Nashville, TN 37207

Parcel #082-07-0-178.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211

DOCID#0001455222MS30M