RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Bk 58-A

Davidson County DEEDWARR
Recvd: 06/30/04 15:38 2pgs
Fees:13.00 Taxes:477.30
20040630-0078055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 129,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

June 21, 2004.

NOTARY PUBLIC

COMMISSION EXPIRES: 12-4-05

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2006

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ross D. Starnes AND Vanessa C. Saenz 2874 Elm Hill Pike Nashville, TN 37214	**COUNTRYWIDE HOME LOANS, INC.** **4500 Park Granada** **Calabasas, CA 91302-1613**	**Map 108-1/54**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARGIE A. BARGATZE, UNMARRIED**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROSS D. STARNES AND VANESSA C. SAENZ, HUSBAND AND WIFE**

HEREINAFTER CALLED THE **GRANTEE(S),** 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 No. 1, on the Map of Malvin Heights, as shown on plat of record in Plat Book 2330, page 83, in the Register's Office for Davidson County, Tennessee.
INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING; Land in Davidson County, Tennessee and being part of Lot No. 1 on the plan of Malvin Heights of record in Book 2330, page 83, Register's Office for Davidson County, Tennessee, Lot No. 1, was re-subdivided and recorded in Instrument No. 20010205-0010881 and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated November 16, 2000 and known as Job No. 000219 as follows;
Beginning at a point on the northerly margin of Elm Hill Pike, said point of beginning being the original southernmost common corner of Lots 1 & 2 of Malvin Heights of record in Book 2330, page 83, Register's Office for Davidson County, Tennessee, thence with the margin of Elm Hill Pike and a curve to the left having radius of 5730.00' and a long chord of 21.99', said chord having a bearing of N 60 degrees 21' 54" W a distance along the curve of 21.99' to an iron pin; thence with the new Common Line of Lots 1 & 2 of the First Revision of Malvin Heights of record in Instrument No. 20010205-0010881 RODCT, N 29 degrees 38 minutes 12 seconds E 173.30' to an iron pin; thence with the original northerly line of Lot No.1 S 64 degrees 09 minutes 13 seconds E 22.00' to a concrete monument found; thence with the said original common property line of lots 1 & 2 S 29 degrees 37 minutes 22 seconds W 174.76' to the point of beginning, containing 3823 square feet.

Being part of the same property conveyed to Kenneth F. Bargatze and wife, Margie A. Bargatze by Deed of record in Book 5359, Page 555, recorded 11/03/1978, Register's Office for Davidson County, Tennessee.

THE SAID KENNETH F. BRAGATZE HAVING SINCE DIED.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 2874 Elm Hill Pike, Nashville, TN 37214

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. Whenever 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, this date: JUNE 21, 2004

Margie A. Bargatze

_____

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Margie A. Bargatze with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged ~~he/she/they~~ executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 21st day of June, 2004.

JEFFREY M. GRISIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public — Commission Expires: 1-29-07

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public — Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public — Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public — Commission Expires: _____