RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-518
7412162/Linton

Davidson County DEEDWARR
Recvd: 07/19/04 15:23 3pgs
Fees:18.00 Taxes:296.00

20040719-0086028

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29th day of June 2004, by Countrywide Home Loans, Inc..

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Michael P. Gallagher and Bente Gallagher, Grantees, the following land in Davidson County, Tennessee:

Being Lot Numbers 19 and 20 on the Plan of E.T. Brown's Subdivision of part of Lot Number 1 of the Cahal Plan, as of record in Book 332, page 84, Register's Office for Davidson County, Tennessee. Said Lot Number 19 fronts 50 feet on the Northerly margin of Cahal Avenue and extends back between parallel lines 256 feet to an alley. Said Lot Number 20 fronts 50 feet on the Northerly margin of Cahal Avenue and extends back between parallel lines 256 feet to an alley. Being the same property conveyed to the grantor herein by deed being simultaneously recorded herewith, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Countrywide Home Loans, Inc. by Trustee's Deed from Wilson and Associates, PLLC as Successor-Trustee, filed for record May 7, 2004 as instrument number 20040507-0052285, Registers Office for Davidson County, Tennessee.

Commonly known as: 1139 Cahal Avenue, Nashville, TN 37206

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 Grantees and unto their 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.

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: _____

STUART E. GRAHAM, VICE PRESIDENT

ACKNOWLEDGEMENT

State of __TEXAS_____
)ss.
County of ___COLLIN_____

On this day before me, a Notary Public, personally appeared ___STUART E. GRAHAM_____, to me personally well-known, who acknowledged that he/she is the __VICE PRESIDENT_____, 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 __29TH_____ day of June 2004.

_____

Notary Public LESLIE SLATER

My commission expires:

____07/27/2005_____
(Seal)

LESLIE SLATER
Notary Public, State of Texas
My Commission Expires 07-27-05

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, $ 80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant LESLIE SLATER

Subscribed and sworn to before me this __29TH_____ day of ___JUNE_____ 2004.

Notary Public DELINA MWAKURIGA

My commission expires:
01/22/2007

(Seal)

DELINA M MWAKURIGA
Notary Public
State of Texas
My Commission Expires
January 22, 2007

Property owner and party responsible for payment of taxes:

Michael P. Gallagher or Bente Gallagher
1139 Cahal Avenue
Nashville, TN 37206

Parcel #072-14-0 433.00 and 018.00

Return to:

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