WARRANTY DEED

FILE BOX 45

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2004.

Notary Public ~~I. DYKE TATUM~~

MY COMMISSION EXPIRES: ~~May 29, 2005~~. 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAMCEY RODRIGUEZ	Countrywide Home Loans, Inc.	57-0-77
(NAME)	(NAME)	
4644 CATO ROAD	919 Merchants Walk	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218	Huntsville, AL 35801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KENDRICK S.W. JANGDHARI AND WIFE, GLORIA JANGDHARI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAMCEY RODRIGUEZ**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESIGNATED AS TRACT NO. 5 ON A SURVEY BY HICKERSON & HICKERSON, ENGINEERS, MAY 9, 1966, AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF CATO ROAD AT A POINT BEING 762 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO DONALD R. CARNEY AND WIFE, BY DEED FROM INEZ HENDERSON, OF RECORD IN BOOK 3820, PAGE 478, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTH 28° 55' EAST 1530 FEET; THENCE NORTH 34° 50' WEST 95 FEET TO AN 18-INCH HICKORY; THENCE NORTH 7° 30' WEST 110 FEET; THENCE SOUTH 28° 55' WEST 1622 FEET TO THE NORTHERLY MARGIN OF CATO ROAD; THENCE WITH THE SAME, SOUTH 49° 40' EAST 150 FEET TO THE BEGINNING, CONTAINING 5.1 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KENDRICK S.W. JANGDHARI AND WIFE, GLORIA JANGDHARI BY DEED FROM ROBERT LEE RIDDLE AND WIFE, FAYE MORROW RIDDLE OF RECORD IN BOOK 4847, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 4644 CATO ROAD, NASHVILLE, TN 37218
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 10th day of August, 2004.

Davidson County DEEDWARR
Recvd: 08/11/04 10:54 2pgs
Fees:13.00 Taxes:868.00
20040811-0097028

KENDRICK S.W. JANGDHARI

GLORIA JANGDHARI

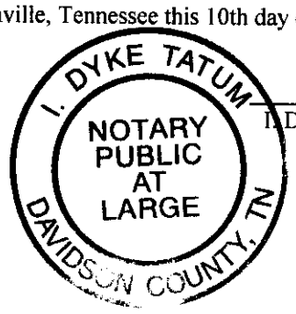
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENDRICK S.W. JANGDHARI AND WIFE, GLORIA JANGDHARI** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 2004.

Commission expires: May 29, 2005



I. DYKE TATUM Notary Public