Dav. Co. File Box 14-A
jtc file no. 17352-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/04 08:30 2pgs
Fees:13.00 Taxes:592.00

20040819-0100100

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christine Rebecca Davis **Ron Allen Hayes**	**Countrywide Home Loans, Inc.**	**Map 092-13, Parcel 200.00**
3905 Elkins Avenue	**P.O. Box 660694**	
Nashville, TN 37209	**Dallas, TX 75266-0694**	

FOR AND IN 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,

Darryl Borland and wife, Renata Murgasova

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ron A. Hayes, a single man and Christine R. Davis, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 3 of Block 25 on the Plan of Charlotte Park Company's Second Addition to Nashville, of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Darryl Borland and wife, Renata Murgasova by Deed from Jeffrey Kendig and wife, Marleny Castillo, of record in Instrument No. 20020717-0085820, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Darryl Borland, pursuant to a Power of Attorney executed by same on the 6th day of July, 2004, of record in Instrument No. 20040819-0100099, Register's Office for &v28& County, Tennessee.

This instrument is being executed in behalf of Renata Murgasova pursuant to a Power of Attorney executed by same on the 8th day of July, 2004, of record in Instrument No. 20040819-0100098, Register's Office for &v28& County, Tennessee.

This is Improved (__X__) Unimproved (____) property, known as: **3905 Elkins Avenue, Nashville, TN 37209**

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 convenant 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 my/our hand(s) this **18th** day of **August, 2004.**

Darryl Borland
Darryl Borland

By: Stephen W. Arthur, Atty-in-Fact
Stephen W. Arthur, Attorney in Fact

Renata Murgasova
Renata Murgasova

By: Stephen W. Arthur, Atty-in-Fact
Stephen W. Arthur, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Stephen W. Arthur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Darryl Borland and Renata Murgasova, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Darryl Borland and Renata Murgasova for the purpose therein contained, by signing the name of Darryl Borland and Renata Murgasova by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 2004.

Notary Public
My commission expires: 4/10/05

