Davidson County DEEDWARR
Recvd: 08/20/04 14:05 2pgs
Fees:13.00 Taxes:796.24

20040820-0101021

WARRANTY DEED

G-SUN-04-0124

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,200.00

Affiant

Subscribed and sworn to before me this 18th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gary W. Bergin	Countrywide Bank (NAME)	
124 Jefferson Square	750 Old Hickory Blvd #180	131-05-0-A-124.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Brentwood, Tn 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN E. LANGONE AND HUSBAND, ANTHONY J. LANGONE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY W. BERGIN AND PATRICIA K. COWAN, * hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 124 on the Plan of Section One, Jefferson Square Townhomes, of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description thereof, together with the appurtenant interest in the common elements of Jefferson Square, Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693 and Book 8550, page 3, Register's Office for said County.

*husband and wife

Being the same property conveyed to Susan E. Langone and husband, Anthony J. Langone by Warranty Deed from Kimberly M. Spangler, dated May 14, 1999 and filed for record on May 18, 1999 in Book 11483, page 938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 4675, page 12, Book 4731, page 332, Book 5826, page 693, Book 8550, page 3, Book 8485, page 643, Book 4731, page 332, Book 5826, page 693, Book 8550, page 3, Book 4731, page 341, Book 5676, page 31, Book 8231, page 418, Book 8036, page 54, Book 8057, page 179, Book 9276, page 249, Book 8550, page 973, Book 5700, page 719, and Book 10355, page 306, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 124 Jefferson Square, Nashville, Tennessee 37215
(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 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. 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.

Susan E. Langone

Anthony J. Langone

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan E. Langone and Anthony J. Langone, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 18th day of August, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN C. LEAVELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903