Davidson County DEEDWARR
Recvd: 09/07/04 15:32 2pgs
Fees:13.00 Taxes:532.43

20040907-0107995

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN05587

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$143,900.00

Robert Aylward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF AUGUST, 2004

Notary Public

MY COMMISSION EXPIRES:

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Robert Aylward 509 Waterford Place Antioch, TN 37013	Countrywide Home Loans P.O. Box 10212 Van Nuys, CA 91410	137-13-0-A027.00CO

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,

MICHAEL L. MURRAY, UNMARRIED

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

ROBERT AYLWARD AND WIFE, PANTHEA A. AYLWARD

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:

Being Lot Number 27 on the plan of Peninsula Point Phase 3, Section 3, Revision of Lots 24, 26 & 27 of record in Instrument Number 20000918-00924448, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael L. Murray, by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, dated 1-23-03 and recorded 3-17-03 in Instrument Number 20030317-0034916, Register's Office for Davidson County, Tennessee and previously being the same property conveyed to Secretary of Housing and Urban Development, by Substitute Trustee's Deed from Denise Griffin, dated 8-7-02 and recorded 9-3-02 in Instrument Number 20020903-0106003, Register's Office for Davidson County, Tennessee and previously being the same property conveyed to Denise Griffin of Joe M. Kirsch, by Substitution of Trustee from Alan J. Silvey and wife, Gina N. Silvey, dated 1-4-02 and recorded 5-28-02 in Instrument Number 20020528-0064226, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants contained in the instrument of record in book 10453, page 287 and instrument number 200004100035892.

Unimproved ( )
This is improved (X) property known as
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 31st day of August, 2004.

MICHAEL L. MURRAY

STATE OF TENNESSEE
COUNTY OF WILLAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL L. MURRAY, UNMARRIED, the bargainors 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 Brentwood, Tennessee, this 31st day of August, 2004.

Commission Expires:_____

Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005