H-1791

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-473
CHL #7408780/Bryant

Davidson County DEEDWARR
Recvd: 09/10/04 09:46 3pgs
Fees:18.00 Taxes:185.00
20040910-0109504

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23rd day of August 2004, by Countrywide Home Loans, Inc., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Ricky Taylor, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 294, Section C-2, Village of Old Hickory as shown on plat recorded November 10, 1950, Book 1835, Page 29, in the Register's Office for Davidson County, Tennessee, located on the southeast corner of the intersection of Fuller Thirteenth Streets, containing 0.25 acres, more or less.

Being the same property conveyed to Countrywide Home Loans, Inc. by Trustee's Deed from Arnold M. Weiss as Trustee, filed for record March 26, 2004 as instrument number 20040326-0034102, Registers Office for Davidson County, Tennessee.

Commonly known as:1301 Fuller Avenue, Old Hickory, TN 37138

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 Grantee and unto his 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: _____
MARK ARVIZU, VICE PRESIDENT

Acknowledgment

State of _TEXAS_____
)ss.
County of __COLLIN_____

On this day before me, a Notary Public, personally appeared _MARK ARVIZU_____, 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 __23RD_____ day of August 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, $50,000.00, 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 _23RD_____ day of August 2004.

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

Notary Public DELINA MWAKURIGA

My commission expires:

____07/22/2007_____
(Seal)

Property owner and party responsible for payment of taxes:
Ricky Taylor
1301 Fuller Avenue
Old Hickory, TN 37138

Parcel #053-02-0 025.00

Return to:

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

Record & Return To:

Jack Case Wilson Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072