WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/04 09:51 2pgs
Fees:13.00 Taxes:460.65
20040922-0113860

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward M. Des Prez	Countrywide Home Loans, Inc.	MAP 133-02 PAR 131
(NAME)	(NAME)	
1803 Ashwood Avenue	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Calabasas, CA 91302-1613	
(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, **ERIK A. LEHNHOFF, by and through GALE GANT, Attorney in Fact and wife, KRISTEN L. EVANS, by and through GALE GANT, Attorney in Fact**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO , **EDWARD M. DES PREZ AND WIFE, KARLA J. DES PREZ,** 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, State of Tennessee to wit:

Being Lot No. 53 on the Plan of Airdrie Land Company's Subdivision "B", of record in Book 547, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erik A. Lehnhoff by Warranty Deed recorded in Book 10824, Page 926, Register's Office for Davidson County, Tennessee.

KRISTEN L. EVANS, spouse of ERIK A. LEHNHOFF, joins in this conveyance for the purpose of conveying any right, title or interest, which she may have, marital or otherwise, in and to subject property.

GALE GANT executes this instrument as Attorney in Fact for KRISTEN L. EVANS AND ERIK A. LEHNHOFF pursuant to Power of Attorney of record in Instrument No. 20040922 0113859 Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 3204 Wingate Avenue, Nashville, TN 37211
(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 hand(s) this 9/15/2004.

Erik A. Lehnhoff

Erik A. Lehnhoff

BY: GALE GANT, Attorney in Fact

Kristen L. Evans

Kristen L. Evans

BY: GALE GANT, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, GALE GANT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that their executed the within instrument for the purposes therein contained, and further acknowledged that their is the Attorney In Fact for ERIK A. LEHNHOFF AND KRISTEN L. EVANS and is authorized by ERIK A. LEHNHOFF AND KRISTEN L. EVANS to execute this instrument on their behalf.

WITNESS my hand and official seal this 9/15/04

My Comm. Expires
2-10-08

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY

My Commission Expires FEB. 10, 2008