WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/04 14:25 3pgs
Fees:18.00 Taxes:490.25

20041005-0119896

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Scott F. Hardesty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2004

Notary Public

MY COMMISSION EXPIRES: 9-22-2007
(AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Laney (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 072-08
1435 McGavock Pike (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 025
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (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, Chester P. Cornett and Patricia A. Cornett, Trustees under the Chester P. Cornett and Patricia A. Cornett Caring Trust dated July 18, 1997

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Laney and Scott F. Hardesty, both unmarried

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 Units 2 & 3 of Lot No. 3 and all of Lots 4 & 5 of Block "A" on the Plan of Inglewood Golf Club Estates as of record in Book 843, page 98, Register's Office for said County.

SAID part of Lot No. 3 and all of Lots No. 4 & 5 front together 160 feet on the northerly side of Williams Ferry Road and run back from the center of said road 560 feet on the easterly line and 574 feet, more or less, on the westerly line to a dead line measuring 171.36 feet thereon.

BEING a part of the same property conveyed to Chester P. Cornett and Patricia Cornett, Trustees, or their successors in trust under the Chester P. Cornett and Patricia A. Cornett Caring Trust, dated July 18, 1997, by Quitclaim Deed of record at Instrument No. 20011120-0127787, Register's Office for Davidson County, Tennessee, and by deed of record in Book 5570, page 300, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND, MAP 072-0800; PARCEL 2400, TAODCT; DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, BEING the easterly 40 feet of Lot No. 3

CONTINUED

unimproved ( )
This is improved (X) property, known as 1435 McGavock Pike, Nashville, TN 37216
(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 28th day of September, 2004

Chester P. Cornett, Trustee

Chester P. Cornett, Individually

Patricia A. Cornett, Trustee

Patricia A. Cornett, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chester P. Cornett and Patricia A. Cornett,

the bargainor S, 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 Goodlettsville Tennessee, this 21st day of September 2004.

Commission expires 09/22/2007

Notary Public

SAMUEL L. WISEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

and the westerly 20 feet of Lot No. 4 of Block "A" on the Plan of inglewood Golf Club Estates, as of record in Book 843, page 98, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Chester P. Cornett and wife, Patricia A. Cornett, Trustees, under the Chester P. & Patricia A. Cornett Joint Caring Trust, by Quitclaim Deed of record at Instrument No. 20011129-0130915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.