WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/04 14:46 2pgs
Fees:13.00 Taxes:388.50

20041005-0119936

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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
Cheryl L. Smith (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 083-04
2402 Carter Avenue (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 224
Nashville, Tn 37206 (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, Mark T. Lovvorn and wife, Kelly Lovvorn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl L. Smith, 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 Lot No. 22 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Mark T. Lovvorn, an unmarried person, by Warranty Deed dated December 31, 1993, from Ronald A. Wilson and wife, Nelda J. Wilson of record in Book 9211, page 293, Register's Office for Davidson County, TN
This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Kelly Lovvorn joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 2402 Carter Avenue, Nashville, TN 37206
(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 30th day of September, 2004

Mark T. Lovvorn

Kelly Lovvorn

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark T. Lovvorn and wife, Kelly Lovvorn

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 office at Columbia, Tennessee on this the 30th day of September.

My commission expires March 17, 2000

Jodel J. Ailshie

Notary Public

JODEL J. AILSHIE NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.