Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

Davidson County	DEEDWARR
Recvd: 10/06/04 10:28	2 pgs
Fees:13.00 Taxes:325.60	
20041006-0120360	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Barbara Gardner
Affiant

Subscribed and sworn to before me, this 1st day of October, 2004.

Rosemary P Smithson
Notary Public
My commission expires: 8/11/07

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

07-0409-81560

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin B. Chan	Countrywide Home Loans, Inc.	82-07-0-300
709 Stockell Street	1800 Tapo Canyon, MSN SV79	
Nashville TN 37207	Simi Valley, CA 93063-6712	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cynthia Lynn Malden, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kevin B. Chan**, hereinafter called the Grantees, their successors 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. 52, on the Plan of Dr. V. S. Lindsey's Addition to Edgefield now East Nashville of record in Plat Book 57, Page 25, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia L. Malden, unmarried by deed from Centex Homes Equity Company, LLC , of record in instrument # 200406080067835, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 709 Stockell, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of October, 2004.

Cynthia Lynn Malden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia Lynn Malden, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 1st day of October, 2004.

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

Notary Public
State of Tennessee at Large
My Commission expires 5/24/2008