McCann & Hubbard
7105 Crossroads Blvd.
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR Recvd: 10/06/04 12:36 2pgs Fees:13.00 Taxes:458.80 20041006-0120491	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $124,000.00 X Rosa Perez Affiant Subscribed and sworn to before me, this 24th day of September, 2004. Notary Public My commission expires:

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rosa Perez	**Countrywide Home Loans**	**Map 162-2, Parcel 56**
177 Suzann Drive	**3011 Armory Drive, Suite 120**	
Antioch, TN 37013	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ramona F. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rosa Perez and husband Alberto Perez

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. 98 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts a total of 85.00 feet on the southerly margin of Suzann Drive and runs back 158.7 feet on the east lot line and runs back 165.0 feet on the west lot line to a line in the rear which measures 63.8 feet thereon.

Being the same property conveyed to Thomas P. Phillips and Ramona F. Phillips, by Warranty Deed, from Ernest W. Bates and Ann S. Bates, of record in Book 6943, page 489, Dated August 6, 1986, Register's Office for Davidson County, Tennessee. Thomas P. Phillips has since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3700, Page 135, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4158, Page 42 and Book 4178, page 738, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved property known as 177 Suzann Drive, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 24th day of September, 2004.

Ramona F. Phillips

Ramona F. Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Ramona F. Phillips, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2004.

Notary Public

My Commission Expires:_____

