03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

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

Notary Public
My commission expires: 03/14/05

03-0409-32219

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John C. Caldwell	Countrywide Home Loans, Inc.	143-02--C-016.00CO
745 Harpeth Trace Drive	7105 Corporate Drive A285	
Nashville TN 37221	Plano, TX 75024	

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, Madeleine T. Po, unmarried, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to John C. Caldwell and wife, Nancy L. Rusek, 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. 16, on the Plan of Harpeth Knoll, of record in Book 5200, Page 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Madeleine T. Po, unmarried, by deed from Pamela J. Orlando, unmarried, of record in Book 10650, Page 151, 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 745 Harpeth Trace Drive, Nashville, TN 37221

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.

Davidson County DEEDWARR
Recvd: 11/04/04 09:04 2pgs
Fees:13.00 Taxes:591.63
20041104-0132932

WITNESS my hand this 1st day of November, 2004.

Madeleine T. Po

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Madeleine T. Po, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of November, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05