Davidson County DEEDWARR
Recvd: 11/15/04 12:21 2pgs
Fees:13.00 Taxes:906.50

20041115-0136794

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $245,000.00.

Subsribed and sworn before me this the 5th day of November, 2004.

Affiant

Notary Public

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
(Affix Seal) My Commission Expires
July 29, 2006

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400889
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Juan C. Borda and wife, Melba Borda
153 B Woodmont Boulevard
Nashville, TN 37215

Send tax bills to:
Countrywide Home Loans, Inc.
P.O. Box 10212
Ban Nuys, CA 91410-0212

Map 116-3-C Parcel 2 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

William Lester Pewitt and wife, Carol Vickie Pewitt

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Juan C. Borda and wife, Melba P. Borda

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a part of Lot No. 1 and 2 on the resubdivision of Lot No.150 on the plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 4955, page 83, said Register's Office and known now as Woodmont Glen Condominiums, not of record described as follows:

Being Unit No. "B: on the Plan of Woodmont Glen Condominiums, not of record, or which Master Deed is of record in Book 5407, page 419, said Register's Office, to which reference is hereby made for amore complete and accurate legal description.

Being all of the same property conveyed to William Lester Pewitt and Carol Vickie Pewitt by Deed of record in Instrument No. 20010423-0039754, said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 153 B Woodmont Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 5th day of November, 2004.

William Lester Pewitt

Carol Vickie Pewitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named William Lester Pewitt and Carol Vickie Pewitt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11/05/04.

My commission expires:

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public