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Davidson County DEEDWARR
Recvd: 11/23/04 08:14 2pgs
Fees:13.00 Taxes:722.24

20041123-0140087

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $195200.00.

Affiant

Subscribed and sworn to before me, This 19th day of November, 2004.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner	Send Tax Bills to:	Map-Parcel
Cory Guerreno 320 Old Hickory Boulevard #1305 Nashville, TN 37221	Countrywide Home Loans P.O. Box 10423 Van Nuys, CA 91410-0423	128-12-0-A-064

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dolars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Terri Witschey, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cory Guerreno, unmarried hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 64, Building No. 13, on the Plan of Section 12, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 7 to the Master Deed, of record in Instrument No. 200203130031655, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Terri Witschey by deed from Eagle Ridge At The Reserve, LLC of record in Instrument No. 200209040106324, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Master Deed of record in Instrument No. 20011011-0110875 amended in Instrument No. 20020313-0031655; By-Laws of record in Instrument No. 20011011-0110875 and Charter of the Homeowners Association of record in Instrument No. 20010112-0003836 and Instrument No. 20010112-0003839, Register's Office for Davidson County, Tennessee.
3. Easements and setback lines on plan of record.

This is improved property known as 320 Old Hickory Boulevard #1305 Nashville, TN 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of November, 2004

Terri Witschey by John D. Pegram, Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 19th day of November, 2004, before me personally appeared John D. Pegram to me known to be the person described in and who executed the foregoing instrument on behalf of Terri Witschey as per the Power of Attorney signed by Terri Witschey of record in Instrument No. _____, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by his free act and deed on behalf of said Terri Witschey.

Witness my hand and official seal.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.