Davidson County DEEDWARR
Recvd: 11/30/04 08:27 2pgs
Fees:13.00 Taxes:817.70

20041130-0141805

WARRANTY DEED

B-DALE-04-1014

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,000

Subscribed and sworn before me, this 19TH DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BYLINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

My Commission Expires Nov. 25, 2008

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Wooldridge	Countrywide Home Loans (NAME)	
1014 Battlefield Drive (ADDRESS)	P.O. Box 650009 (ADDRESS)	118-5-86
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Dallas, TX 75265-0009 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JULIE TOWNSEND, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA WOOLDRIDGE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 ON THE PLAN OF J. LEROY DAVIS SUBDIVISION OF PARTS OF LOTS NO. 7 AND 8 IN NOELTON NOT OF RECORD AND PART OF LOT NO. 7 ON THE UNRECORDED SUBDIVISION OF NOELTON DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION BY JOHN KOHL & CO., P.C., RLS DATED MAY 10, 1999, FILE NO. 38238-76 AS FOLLOWS:

SAID LOT NO. 2 FRONTS 70 FEET ON THE NORTHERLY MARGIN OF BATTLEFIELD DRIVE AND EXTENDS BACK 147.2 FEET ON THE WESTERLY LINE AND 159.5 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 55.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JULIE L. TOWNSEND BY WARRANTY DEED FROM SUZANNE WARD, UNMARRIED, RECORDED THE 30TH DAY OF JUNE, 1999 IN BOOK 11550, PAGE 179, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1014 Battlefield Drive, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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 19th day of November, 2004.

Julie Townsend

STATE OF Tennessee
COUNTY OF Davidson

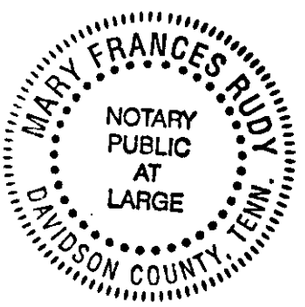
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Townsend, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 19th day of November, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903