Davidson County DEEDWARR
Recvd: 12/16/04 12:17 2pgs
Fees:13.00 Taxes:732.23

20041216-0149678

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kristin A. Mumford and Stephanie Mahan	Countrywide Home Loans, Inc.	Map 94-2
1801 Eastside Ave	2021 N. Gallatin Rd, Ste 292	Parcel 111
Nashville, TN 37206	**Madison, TN 37115**	12139 26B

This instrument prepared by : Robert J. Notestine, III, Attorney at Law, 104 Woodmont Blvd., Ste 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ernesto Schiratti, an unmarried man** (The "Grantor") has bargained and sold, and by these presents does sell, transfer and convey unto **Kristin A. Mumford and ~~Stephanie Mahan,~~ ~~both~~ unmarried, ~~as joint tenants with right of survivorship~~,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 122 on the Plan of the United Electric Railway Company's Addition, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernesto Schiratti by deed from Federal Home Loan Mortgage Corp., of record as Instrument No. 20021118-0142371, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters shown on map of record in Book 161, page 8, Register's Office.

This is improved property commonly known as 1801 Eastside Ave, Nashville, TN 37206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $197,900.00.

Affiant

Subscribed and sworn to before me this 3rd **day of December, 2004.**

Notary Public

My Commission Expires Jan. 25, 2006

My Commission Expires:_____

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the 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 set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of December, 2004.

Ernesto Schiratti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2004, before me personally appeared Ernesto Schiratti to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 9/22/07