McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 2004

Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Narciso Rivas (NAME)	Countrywide Home Loans, Inc. (NAME)	107-05-0/163.00
1928 Karen Drive (ADDRESS)	3011 Armory Drive, Suite 120 (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles Overstreet and Debbie Anglin and Freddie Overstreet and Sherrie Overstreet STANLEY, heirs-at-Law

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Narciso Rivas

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Being Lot No. 161 on the Plan of Bel-Air, Section II, as of record in Book 2900, pages 29, 30, 31 and 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 161 fronts 65 feet on the north side of Karen Drive and extends back 138 feet on the west line and 120.8 feet on the east line, to a dead line in the rear, which is a broken line, on which it measures 68 feet.

Being the same property conveyed to Herbert E. Overstreet and wife, Clydene H. Overstreet by deed from Joseph H. Haun and wife, Brenda J. Haun of record in Book 5038, page 545, said Register's Office. Herbert E. Oversteet having predeased Clydene H. Overstreet and Clydene H. Overstreet having died intestate on March 22, 2004 and title having vested in Charles Overstreet, Debbie Anglin, Fredie Overstreet and Sherrie Stanley, her heirs-at-Law.

This conveyance is subject to all covenants, conditions and restrictions of record

unimproved ( )
This is improved (X) property, known as 1928 Karen Drive, Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness our hand s this 17th day of December 2004

Charles H. Overstreet
Charles Overstreet

Freddie Overstreet

Debbie Anglin
Debbie Anglin

Sherrie Overstreet Stanley
Sherrie Overstreet STANLEY

Davidson County DEEDWARR
Recvd: 12/21/04 14:00 2pgs
Fees:13.00 Taxes:342.99

20041221-0151698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Charles Overstreet and Debbie Anglin and Peddie Overstreet and Sherrie Overstreet, heirs-at-Law

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of December 2004.

Commission expires January 26, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public