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

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $105,000.00 X Lester Calix Affiant Subscribed and sworn to before me, this 17th day of December, 2004. Notary Public My commission expires:_____
(Notary Stamp)	

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lester Calix	**Countrywide Home Loans, Inc.**	**Map 106-14, Parcel 115**
64 Lyle Lane	**3011 Armory Drive, Suite 120**	
Nashville, TN 37210	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rigoberto Manzo, a married man

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

Lester Calix, an unmarried man

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 Davidson County, Tennessee, being Lot No. 10 on the Plan of Sharpe Park, of record in Plat Book 2330, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Beig the same property conveyed to Rigoberto Manzo, married, by Warranty Deed, from Phillip L. James and Michael L. James, of record in Instrument # 20011026-0117268, and re-recorded in Instrument # 20020124-0009547, Dated October 9, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2330, Page 105, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2635, Page 535, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved (X) unimproved (____) property known as 64 Lyle Lane, Nashville, TN 37210.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Davidson County DEEDWARR
Recvd: 12/21/04 14:01 2pgs
Fees:13.00 Taxes:388.50
20041221-0151700

Witness my/our hand(s) this 17th day of December, 2004.

12.17.04

Rigoberto Manzo

Irma L. Manzo 12/17/04

Irma L. Manzo executes this instrument to convey her spousal Rights.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Rigoberto Manzo, ~~a married man~~ and Irma L. Manzo husband + wife, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2004.

Notary Public

My Commission Expires: 8-14-05

RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027