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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

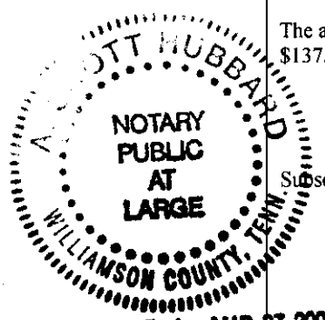
The actual consideration or value, whichever is greater, for this transfer is $137,500.00

Eberechi Onyejiaka
Affiant

Subscribed and sworn to before me, this 3rd day of February, 2005.

Notary Public

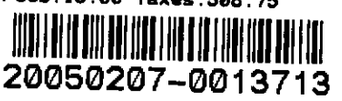
My commission expires: 3/27/05



My Commission Expires MAR. 27, 2005
(Notary Stamp)

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

Davidson County DEEDWARR
Recvd: 02/07/05 09:05 2 pgs
Fees:13.00 Taxes:508.75



20050207-0013713

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eberechi Onyejiaka	**Countrywide Home Loans, Inc.**	**Map 150-5, Parcel 208**
525 Galesburg Court	**3011 Armory Drive, Suite 120**	
Nashville, TN 37217	**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,

Flor Melgar, an unmarried woman

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

Eberechi Onyejiaka, a single woman

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. 709 on the Plan of Edge-O-Lake Estates, Section 17, of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby given for a more complete description thereof.

Being the same property conveyed to Dawn M. Ray, unmarried, by Warranty Deed, from John W. Sherrill and wife, Cynthia P. Sherrill, of record in Book 11361, page 338, Dated February 26, 1999, Register's Office for Davidson County, Tennessee, by Substitute Trustee's Deed, of record in Instrument # 20040408-0040059, Dated February 17, 2004, said property was conveyed to Countrywide Home Loans Inc., which assigned it's interests in said property to the Secretary of Housing and Urban Development of Washington D.C.. And being the same property conveyed to Flor Melgar, an unmarried woman, by Secretary Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C, by Cash Deed for Tennessee, of record in Instrument # 20040708-0081466, Dated June 18, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, page 44, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4549, page 802, 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 525 Galesburg Court, Nashville, TN 37217.

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.

Witness my/our hand(s) this 3rd day of February, 2005.

Flor Melgar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Flor Melgar, an unmarried woman, 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 3rd day of February, 2005.

Notary Public

My Commission Expires:

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2006

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