Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2005

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

MY COMMISSION EXPIRES JULY 19, 2008

Davidson County DEEDWARR
Recvd: 02/15/05 10:27 2 pgs
Fees:13.00 Taxes:332.63

20050215-0017003

THIS INSTRUMENT WAS PREPARED BY: RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Maria McNally	Chase Home Finance, LLC	Map 147
141 McMurray Circle	P.O. Box 79046	Group 16-0-A
Nashville, TN 37211	Phoenix, AZ 85062-9046	Parcel 41-CO

FOR AND IN 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

Christine M. Bitner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Maria McNally

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:

BEING Lot No. 41, on the Plan of McMurray Court, a de Minimus Planned Unit Development, of record in Plat Book 6250, Page 230, as amended in Book 6606, Page 144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christine M. Bitner by deed from Regina A. Novak, n/k/a Regina Thompson and husband, Van Thompson, of record in Instrument 20010521-0052367, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6446, Page 539; Book 6481, Page 849; Book 8631, Page 850; and Book 7338, Page 23, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 230, and amended in Book 6606, Page 144, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 141 McMurray Circle, Nashville, TN 37211

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 my hand this 10th day of February, 2005.

Christine M. Bitner

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 Christine M. Bitner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of February, 2005.

My Commission Expires: 01/24/09

Notary Public

