Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2009-645
CHL# 7421840/Greene

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 03/02/05 13:46 3 pgs
Fees:18.00 Taxes:88.80

20050302-0023039

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of February 2005, by Countrywide Home Loans, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to LBJ Development, Inc., Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 22, 23, and 24 of Block B, of Highland Park Subdivision, as of record in Book 974, Page 33, Register's Office for said County.

Said Lots adjoin and front together 77 feet on the south side of Ben Allen Road and run back between parallel lines 153 ½ feet on the west line of Lot No. 22, and 167 feet on the east line of Lot No. 24, to the north line of Lot No. 18, on which they measure 75 feet.

Being the same property conveyed to Countrywide Home Loans, Inc. by Trustee's Deed from Wilson & Associates, PLLC as Successor-Trustee, filed for record September 7, 2004 at instrument number 20040907-0107472, Registers Office for Davidson County, Tennessee.

Commonly known as:120 Ben Allen Road, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto its successors and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Countrywide Home Loans, Inc.

BY: _____
Mark Arvizu

IT'S: Vice President

Acknowledgment

State of Texas
) ss.
County of Collin

On this day before me, a Notary Public, personally appeared Mark Arvizu, **to me personally well-known, who acknowledged that he/she is the** Vice President, **of Countrywide Home Loans, Inc., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 4th **day of February 2005.**

_____
Notary Public Delina M Mwakuriga

My commission expires:

01/22/07
(Seal)

DELINA M MWAKURIGA
Notary Public
State of Texas
My Commission Expires
January 22, 2007

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $24,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Myra Chambliss
Affiant

Subscribed and sworn to before me this 28th **day of February 2005.**

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires [illegible]

My commission expires:

3-25-06
(Seal)

Property owner and party responsible for payment of taxes:
LBJ Development, Inc.
~~120 Ben Allen Road~~ 1597 E. Broadway
~~Nashville, TN 37207~~ Gallatin, TN 37066

Parcel #060-08-0 063.00

Return to:
Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211