03

Davidson County DEEDWARR
Recvd: 03/29/05 16:11 2 pgs
Fees:13.00 Taxes:984.20
20050329-0034107

Realty Title
38-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $266,000.00

Affiant

Subscribed and sworn to before me this 23rd day of March, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

03-0501-32479

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Monica Casper	Countrywide Home Loans, Inc.	155-08-0-C-11.00CO
1404 Calloway Court	7105 Corporate Drive A285	
Nashville, TN 37221	Plano, TX 75024	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Keith A. Eagle**, married, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Monica Casper and husband, Keith Milam**, hereinafter called the Grantees, their successors 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. 111, on the Plan of Poplar Creek Estates, Phase Two, of record in Book 6900, Pages 339-347, amended in Book 7900, Pages 888 and 889, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith A. Eagle by deed Landmark Management Corporation, of record in Book 11417, Page 582, Register's Office for Davidson County, Tennessee.

Cathleen Eagle, wife of Keith A. Eagle, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1404 Calloway Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of March, 2005.

Keith A. Eagle

Cathleen Eagle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Keith A. Eagle and Cathleen Eagle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of March, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09