After recording return to:

Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/08/05 09:37 2 pgs
Fees:13.00 Taxes:384.80
20050408-0038682

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Jessica C. Kurtz and<br>Manuel D. Mozo | Countrywide Home Loans<br>MSN SV-22 | Map 150-1- |
| 2825 Rural Hill Circle | PO Box 10212 | Parcel 145 |
| Nashville, TN 37217 | Van Nuys, CA 91410-0212 | |

**This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Roy H. Tanner and wife, Sue F. Tanner,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jessica C. Kurtz,** unmarried **and Manuel D. Mozo,** unmarried , (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No.109, on the Plan of Edge-O-Lake Estates, Section 8, of record in Plat Book 3700, page 101, said Register's Office, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Roy H. Tanner and wife, Sue F. Tanner by cash deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington D.C. of record in Instrument No. 20031031-0160253, said Register's Office.**

This description is the same as was used in the last deed of record.

This is conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. Easement of record in Book 4812, page 55, said Register's Office.
3. Restrictions of record in Book 4076, page 565, said Register's Office.
4. All matters appearing of record in Plat Book 3700, page 101, said Register's Office.

This is improved property commonly known as **2825 Rural Hill Circle, Nashville, TN 37217.**

**[STATE OF TENNESSEE]**
**[COUNTY OF WILLIAMSON]**

**The actual consideration or value, whichever is greater for this transfer is $104,000.00.**

Roy H. Tanner
**Affiant**

**Subscribed and sworn to before me this 6th day of April, 2005.**

**Notary public:**

**My Commission Expires:** My Commission Expires MAR. 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **6th** day of **April, 2005**

Roy H. Tanner
**Roy H. Tanner**

Sue F. Tanner
**Sue F. Tanner**

**[STATE OF TENNESSEE]**
**[COUNTY OF WILLIAMSON]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roy H. Tanner and Sue F. Tanner**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **6th** day of **April, 2005.**

**Notary Public**

**My Commission Expires:** My Commission Expires MAR. 31, 2007