Davidson County DEEDWARR
Recvd: 04/28/05 10:26 2 pgs
Fees:13.00 Taxes:499.13

20050428-0047299

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

ATT VIXAYVONG
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 11/24/2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $134,900.00

Cynthia Mowers

Affiant

Subscribed and sworn to before me, this 26th day of April, 2005.

Notary Public
My commission expires: 11/24/08

04-0504-51904

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cynthia Mowers	Countrywide Home Loans, Inc.	136-15-D-A-873.00CO
3405 Anderson Road Unit 208	2021 N. Gallatin Road, Suite #292	
Antioch TN 37013	Madison, TN 37115	

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, Regina A. Moody, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cynthia Mowers, 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 UNIT ~~Lot~~ No. 73, on the Plan of Watercrest Townhomes, Phase 2, First revision, of record in Plat Book 11190, Page 81, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Regina Moody by deed from Pulte Homes Tennessee Limited Partnership, dated 2-28-00 and recorded on 3-6-2000 in Instrument 200003060021764, said Register's Office.

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 3405 Anderson Road Unit 208, Antioch, TN 37013

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 26th day of April, 2005.

Regina A. Moody

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Regina A. Moody and , 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 Smyrna, TN, this 26th day of April, 2005.

Att Vixayvong
State of Tennessee at Large

My Commission expires 11/24/08

