Davidson County DEEDWARR
Recvd: 05/03/05 14:34 3 pgs
Fees:18.00 Taxes:3281.90
20050503-0049371

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Dr. Edward F. Foley, et ux	COUNTRYWIDE MORTGAGE VENTURES LLC C/O PARAGON FINANCIAL 9101 CORPORATE DRIVE STE D PLANO, TX 75024	Map 117-13-0-B
917 Bowring Park, Lot 1019 Abbottsford, Phase 2		Parcel 155.00 CO
Nashville, TN 37215		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

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, **Abbottsford Partners, A Tennessee Partnership** (The "Grantor") hase bargained and sold, and by these presents do transfer and convey unto **Dr. Edward F. Foley and wife, Janet Bouton Foley,** (The "Grantees"), their heirs and assigns, a 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(s) 1019, as shown on the map entitled Final Plat, Abbottsford, Phase 2, a Planned Unit Development, of record as Instrument No. 20010502-0044874, as amended as Instrument No. 20020305-0027572, and by an Instrument of Correction of record as Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Abbottsford Partners, A Tennessee Partnership, by deed of record as Instrument No. 20030923-0140091, said Register's Office.

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

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8106, page 1, as amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, as Instrument No. 20010330-0030930, as supplemented as Instrument No. 20010502-0045152, and as re-recorded as Instrument No. 20010514-0049648, said Register's Office.
3. Matters shown on the Plan of record as Instrument Nos. 2001-5-2-0044874, 20020305-0027572, and 20020828-0104512, said Register's Office.

This is improved property commonly known as 917 Bowring Park, Lot 1019 Abbottsford, Phase 2, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $887,000.00.

Affiant

Subscribed and sworn to before me this 3RD **day of** MAY, 2005.

Notary Public

My Commission Expires: 07/19/08

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have 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 Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3RD day of MAY 2005.

ABBOTTSFORD PARTNERS

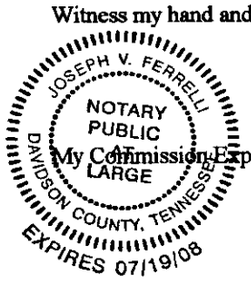
By: _____
Adam J. Epstein, Partner

By: _____
Jimmy E. Allen, Jr., Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Adam J. Epstein, Partner of Abbottsford Partners, a Tennessee Partnership, with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument as Partner of Abbottsford Partners for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3RD day of May, 2005.



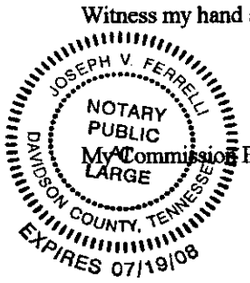
Joseph V. Ferrelli
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jimmy E. Allen, Jr., Partner of Abbottsford Partners, a Tennessee Partnership, with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument as Partner of Abbottsford Partners for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3RD day of May, 2005.



Joseph V. Ferrelli
Notary Public

My Commission Expires: _____