Davidson County DEEDWARR
Recvd: 05/05/05 07:51 2 pgs
Fees:13.00 Taxes:521.70

20050505-0050255

WARRANTY DEED

B-CPI-05-605

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janette Buchanan	Countrywide Home Loans	
605 Barlin Drive	(NAME) 3011 Armory Drive, Suite 120	142-10-0-B 078.00 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN E. SASSER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JANETTE BUCHANAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 78 AS SHOWN ON THE PLAN OF BELLE POINTE, PHASE II, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 6250, PAGE 797, 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 SUSAN E. JONES, UNMARRIED BY WARRANTY DEED FROM STEVAN PEKOVICH AND WIFE, VERDA DARLENE PEKOVICH AND STEVAN R. PEKOVICH AND WIFE, KIRSTIN PEKOVICH, RECORDED ON AUGUST 10, 1999 IN BOOK 11612, PAGE 912, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SUSAN E. JONES IS NOW KNOWN AS SUSAN E. SASSER.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 605 Barlin Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 29th day of April, 2005.

Susan E. Sasser

Susan E. Sasser

Michael K. Sasser

Michael K. Sasser

STATE OF Tennessee
COUNTY OF Davidson

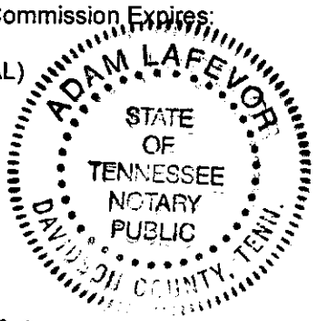
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan E. Sasser and Michael K. Sasser, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903