Davidson County DEEDWARR
Recvd: 05/06/05 14:29 2 pgs
Fees:13.00 Taxes:802.90
20050506-0051496

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $217,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF APRIL, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00735

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Sheila Jacobs	Countrywide Home Loans	MAP:116-03-O-F
221 Westchase Drive	P.O. BOX 10423	Parcel:016.00 CO
Nashville, TN 37205	Van Nuys, CA 91410	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID D. ALFERY AND WIFE, JOYCE A. ALFERY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SHEILA JACOBS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 221 Westchase Drive, Nashville, TN 37205

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand hand on the 28th day of April, 2005.

David D. Alfery by Joyce A. Alfery Attorney in fact

David D. Alfery

Joyce A. Alfery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 28th day of April, 2005, before me personally appeared Joyce Alfrey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David D. Alfery and acknowledged that she executed the same as the free act and deed of said David D. Alfery..

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 221 OF WESTCHASE, PHASE 1, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN TO THE MASTER DEED OF RECORD IN BOOK 5200, PAGE 578, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO DAVID D. ALFERY AND WIFE, JOYCE A. ALFERY BY WARRANTY DEED FROM DOUGLAS TATE MATHEWS AND WIFE, JENNIFER J. MATHEWS, RECORDED ON JANUARY 24, 2002 IN INSTRUMENT NO. 20020124-0010239, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of David D. Alfery and Joyce A. Alfery pursuant to a power of attorney executed by the same on the 04/27/2005, and being filed for in Instrument # 20050506005149 5, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JOYCE A. ALFERY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of April, 2005.

Notary Public _____

My Commission Expires: _____



file # 05-00735