Davidson County DEEDWARR
Recvd: 05/24/05 15:17 2 pg
Fees:13.00 Taxes:296.00

20050524-0058714

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Mirian Molina
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

DANIEL L. WISEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires SEP 22 2007

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate [illegible], Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mirian A. Molina (NAME) | Countrywide Home Loans, Inc. (NAME) | MAP 082-11 |
| 211 Treutland Street (ADDRESS) | 4500 Park Granada (ADDRESS) | PARCEL 015.00 |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jefferson Street Community Association, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mirian A. Molina, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the easterly 40 feet of Lot No. 71 in John W. Bryan's Addition to Edgefield, now East Nashville, as of record in Book 21, Page 63, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 71 fronts 40 feet on the north side of Treutland Street and runs back between parallel lines and with the westerly line of Lot No. 72, 165 feet to an alley.

Being the same property conveyed to Jefferson Street Community Association, Inc. by Warranty Deed from Katie Carpenter, an unmarried person, dated May 6, 1998, of record in Book 10924, Page 277, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved ( X ) property, known as 211 Treutland Street, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 20th day of May, 2005

Jefferson Street Community Association, Inc.

By: Jay B. Mercer, Member

By: Harold Nero, Treasurer

By: Helen S. Watson, Secretary

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jay B. Mercer, Harold Nero and Helen S. Watson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Member, Treasurer and Secretary respectively of the Jefferson Street Community Association, Inc. the within named bargainor, and corporation, and that they as such Member, Treasurer and Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jay B. Mercer, Harold Nero and Helen S. Watson as such Member, Treasurer and Secretary.**

**Witness my hand and official seal at office at Goodlettsville, TN on this the 20th day of May, 2005.**

**Notary Public**

**My Commission Expires:** 9/22/07

DANIEL L. VISCHIOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007