File Box 24B (2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 2005

Notary Public

MY COMMISSION EXPIRES: November 24, 2007

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/20/05 09:08 2 pgs
Fees:13.00 Taxes:1202.13

20050620-0069987

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 208, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth B. Cornejo (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 172
1416 Wexford Downs Lane (ADDRESS)	P.AO. Box 961206 FTWX22 (ADDRESS)	14-B
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Fort Worth TX 76161 (CITY) (STATE) (ZIP)	PARCEL 132

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, Hallmark Homes, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth B. Cornejo, a single person

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:

BEING Lot No. 132, on the Plan of Winfield Park, Phase 2, Section 1, a Planned United Development, of record in Instr. No. 200008040077802, revised in Instr. No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Danco Property Investments, L.L.C. by deeds executed in May, 1998, of record in Book 10937, page 835, Book 10937, page 839, Book 10937, page 843 and Book 11357, page 909, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Hallmark Homes, Inc. from Danco Property Investments, L.L.C., dated November 18, 2004, recorded in Instr. No. 20041119-0139396, in the Register's Office for Davidson County, Tennesse.

This is the same description as in previous deed of record.

This conveyance is subject to taxes for the year 2005, prorated and assumed by the Grantee; all matters as set out on the plan of record in Instr. Nos. 200008040077802, revised in Instr. No. 20010313-0024106; Declaration of Convenants, Conditions and Restriction as set out in Book 11113, page 691, with By-Laws in Book 11113, page 717; Deed conveying Open-Space as set out in

CONTINUED

unimproved ( )
This is improved (X) property, known as 1416 Wexford Downs Lane, Nashville, TN 37211
(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 17th day of June 2005

Hallmark Homes, Inc., a Tennessee corporation
By: Daniel Morehouse, President
Daniel Morehouse, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Daniel Morehouse and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Hallmark Homes, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Daniel Morehouse as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 17th day of June 2005.

My commission expires November 24, 2007

_____
Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

LEGAL DESCRIPTION CONTINUATION

Instr. No. 20020515-0059529; Easements of record in Book 11124, page 852, Book 11628, page 204, and Book 11744, page 254, said Register's Office; assessment of homeowners association dues, if any; any and all easements located on the property.