File Bx 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/01/05 11:18 2 pgs
Fees:13.00 Taxes:732.42
20050701-0076026

W & I Ref:(_gj_) Title No: 46400
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Micaela Brown Mark Zechinni 709 Goodpasture Terrace Nashville, Tennessee 37221	Countrywide Home Loans, Inc. 801 Crescent Centre Drive Suite 510 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 156-02-074

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$197,950.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisa S. Cushing , married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Micaela Brown and spouse, Mark Zechinni hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of Section 3, Harpeth Valley Park of record in Book 4175, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 355 fronts 83.25 feet on the southeasterly margin of Goodpasture Terrace and extends back 191.5 feet on the northeasterly line and 203.5 feet on the southwesterly line to a dead line in the rear, measuring 63.0 feet thereon.

Being the same property conveyed to Lisa S Cushing by deed from Donald M. Bennett and wife, Marcia A. Bennett of record in Doc. No. 20010628-0068688, Register's Office for Davidson County, Tennessee.

Richard J. O'Heir spouse of Lisa S. Cushing joins in this conveyance for the sole purpose of conveying any and all marital rights in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book in Book 4175, page 15 , said Register's Office, which Plan shows 30 foot minimum building set back line from Goodpasture Terrace and a 10 foot easement for public utility and drainage purposes along the rear line(s)

This is improved property, known as: 709 Goodpasture Terrace, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2005.

Lisa S. Cushing

Richard J. O'Heir

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2005 , before me the undersigned authority, personally appeared Lisa S. Cushing and Richard J. O'Heir, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $197,950.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2005

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007