WARRANTY DEED

B-CW-05-533

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT SUMNER COUNTY, TENNESSEE

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
Philip Machalick	Countrywide Home Loans, Inc.	
533 Starliner Drive	(NAME) 2021 N. Gallatin Rd., Ste. 280	90-15 110.00
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Nashville, TN 37115	
(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 RICHLAND BAPTIST CHURCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILIP MACHALICK AND WIFE, SUSY MACHALICK, 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:

BEING LOT NO. 1024 ON THE MAP OF CHARLOTTE PARK, SECTION 13, AS OF RECORD IN BOOK 2900, PAGES 142 AND 143, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1024 FRONTS 75.0 FEET ON THE SOUTHWESTERLY SIDE OF STARLINER DRIVE, AND EXTENDS BACK BETWEEN PARALLEL LINES, 170.0 FEET TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 75.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO RICHLAND BAPTIST CHURCH BY WARRANTY DEED FROM CLARA D. KELLY, RECORDED ON THE 25TH DAY OF MAY, 1966 IN DEED BOOK 4019, PAGE 962, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

Davidson County DEEDWARR
Recvd: 07/13/05 16:06 2 pgs
Fees:13.00 Taxes:468.05
20050713-0081414

unimproved ( )
This is improved (X) property, known as 533 Starliner Drive, Nashville, Tennessee 37209
(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 30th day of June, 2005.

Richland Baptist Church

By: _____

Title: Trustee

By: _____

Title: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, James R. Morgan Sr. and Michael Haws with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged they selves to be the Trustee of Richland Baptist Church, the within named bargainor, and that They as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the church, by themselves as Trustee.

Witness my hand and official seal at Davidson on this 30th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 4-25-08

PATRICK MOORE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903