#500586

Return To: Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $156,500.00.

Affiant

Subscribed and sworn to before me this 27th day of July, 2005

Notary Public
My Commission expires: 1/28/06
(Affix Seal)

Davidson County DEEDWARR
Recvd: 07/29/05 11:25 2 pgs
Fees:13.00 Taxes:579.05
20050729-0088873

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jose A. Alvarado - Venitez	Countrywide Home Loans, Inc.	149-06-0-079.00
621 Oak Forest Lane	3011 Armory Drive, Ste. 120	
Antioch, TN 37013	Nashville, TN 37204	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donna S. Stansell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jose A. Alvarado – Venitez, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 118 on the plan of Oakwood Subdivision, Phase I, of record in Book 6900, page 935, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donna S. Stansell, by deed from Ronald R. Pugh and wife, Judy J. Pugh, on March 12, 1993, of record in Book 8953, page 335, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $1,566.36 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 149-06-0-079.00.
- Subject to all matters as shown on the Plan of record in Book 6900, page 935, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7981, page 478; and Book 8038, page 838; and Book 8313, page 17; and Book 9237, page 1; and Book 9781, page 897; and Book 10650, page 785, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7954, page 508; and Book 7981, page 474; and Book 8013, page 624, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7981, page 519, Register's Office for Davidson County, Tennessee.

This is improved property known as: **621 Oak Forest Lane, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this July 27, 2005.

Donna S. Stansell

Donna S. Stansell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donna S. Stansell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 27, 2005

My commission expires _____

_____
Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007