Bk 29

# WARRANTY DEED

G-CBB-05-319

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

Davidson County DEEDWARR
Recvd: 08/18/05 08:29 3 pgs
Fees:18.00 Taxes:407.00
20050818-0097985

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | |
|---|---|---|
| Marcela Saez Godoy | Countrywide Home Loans, Inc. | |
| 319 Doe Ridge Court | (NAME) 7105 Corporate Drive | |
| (ADDRESS) Nashville, Tennessee 37214 | (ADDRESS) Plano TX 75024 | 122-1-A-382.00 CO |
| (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 JAMES E. TURNER,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARCELA SAEZ GODOY, 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:

See Attached Exhibit "A"

unimproved ( )
This is improved ( X ) property, known as 319 Doe Ridge Court, Nashville, Tennessee 37214
(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 15th day of August, 2005.

James E. Turner

STATE OF Texas.
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Turner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th DKF day of August, 2005.

Notary Public

My Commission Expires: 01-10-09

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

# EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 48 IN WOODLAND POINT, PHASE 9, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (BEING THE TOWNHOME AREA AT WOODLAND POINT), LOCATED ON BUCK RUN DRIVE AND/OR ANTLER RIDGE CIRCLE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20001011-0101044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (THE "ORIGINAL DECLARATION"), AMENDED BY FIRST SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES OF RECORD AS INSTRUMENT NO. 20020725-0089575, SAID REGISTER'S OFFICE (THE "FIRST SUPPLEMENT AND THE ORIGINAL DECLARATION BEING COLLECTIVELY REFERRED TO AS THE "DECLARATION"), TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF WOODLAND POINT, PHASE IX, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "B" TO SAID FIRST SUPPLEMENT APPEARING AT PAGE 6 THEREOF, AND BYLAWS APPENDED THERETO AS EXHIBIT "B" APPEARING AT PAGE 32 OF THE ORIGINAL DECLARATION, SAID REGISTER'S OFFICE ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. TURNER, UNMARRIED BY WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC., RECORDED ON THE 3RD DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031203-0174033, 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 including those listed in Instrument No. 20000713-0069314; Instrument No. 20000607-0056981; Instrument No. 20001011-0101044; Instrument No. 20020725-0089575; Instrument No. 20020904-0107261; Instrument No. 20001013-0102000; Instrument No. 20020222-0022863; Instrument No. 20001205-0119722; Book 8332, page 982; Instrument No. 20000419-0039023 and Instrument No. 20000612-0058346, Register's Office for Davidson County, Tennessee.