Davidson County DEEDWARR
Recvd: 08/19/05 15:03 2 pgs
Fees:13.00 Taxes:528.73

20050819-0099220

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

WARRANTY DEED

P-CHL-05-0712

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary M. Schmitt	Countrywide Home Loans, Inc.	
712 Glenn Ct.	(NAME) 3011 Armory Drive, Ste 120	120.09-174.00
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Nashville, TN 37204	
(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 JEFF ALBEA AND WIFE, HELENA ALBEA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY M. SCHMITT, UNMARRIED, 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:

Land in Davidson County, Tennessee, BEING Lot No. 7 on the Plan of The Glenn, of record in Book 6900, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jeff Albea, unmarried, by deed from Michael R. Francis and wife, Gina Lee Francis, dated May 28, 1998 and filed of record in Book 10955, page 859, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 712 Glenn Ct., Nashville, Tennessee 37217
(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 12th day of August, 2005.

Jeff Albea by Sara Seay P.O.A.
Jeff Albea

Helena Albea by Sara Seay P.O.A.
Helena Albea

STATE OF Tennessee

COUNTY OF Davidson

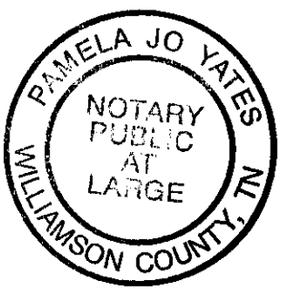
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Laura Perry, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jeff Albea and wife, Helena Albea and acknowledged that she executed the same as the free act and deed of the said Jeff Albea and wife, Helena Albea.

Witness my hand and official seal, this the 12th day of August, 2005.

Pamela Jo Yates
Notary Public

My Commission Expires: 3-22-08

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959