Davidson County DEEDWARR
Recvd: 08/31/05 11:34 2 pgs
Fees:13.00 Taxes:543.90
20050831-0104239

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 140, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose R. Inga (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 052-012
720 Coggin Pass (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 040.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles F. McHenry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose R. Inga, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 17 on the Plan of Marlin Meadows, Section 2, as shown on the Plat of record in Plat Book 1835, Page 127, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof of said Lot.

Being the same property conveyed to Charles F. McHenry, Unmarried by Warranty Deed dated December 30, 1999, from Jack L. Carver and wife, Wanda K. Carver, of record by Instrument No. 20000103-0000105 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

David Francis executes this Instrument as Attorney in Fact on behalf of Charles F. McHenry pursuant to a Specific Power of Attorney of record at Instrument No. 20050831-0104238, Register's Office for Davidson County, TN.

David Francis being one and the same person as David R. Francis.

unimproved ( )
This is improved (X) property, known as 720 Coggin Pass, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 26th day of August, 2005

Charles F. McHenry

Charles F. McHenry

By: David R. Francis

David Francis, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of August, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Francis, 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 Charles F. McHenry as his Attorney-In-Fact, and who acknowledged that he as his Attorney-in-fact executed the same as the free act and deed of the said Charles F. McHenry.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26th day of August, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON