WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/05 13:03 3 pgs
Fees:18.00 Taxes:543.90

20050919-0112254

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
12th DAY OF September 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 114, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson Molina (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 082-03
206 So Graycroft (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 438.00
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, Symiria H. Grigsby and husband, Thomas Grigsby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nelson Molina, 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:

A tract or parcel of land in the 20th Ward of Nashville, Davidson County, Tennessee, being composed of our separate parcels described together as follows:

BEGINNING on a concrete monument on the westerly margin of North Fourth Street, being the northeast corner of a lot conveyed to Roy A. Adcock and wife, by Deed from Dorothea Jackson as of record in Book 1341, Page 334, said Register's Office; thence with the northerly line of said lot, North 83 deg. 50' West 191.0 feet to the easterly margin of an alley; thence with said alley North 8 deg. 06' East 91.72 feet to the southerly margin of Cleveland Street, as relocated; thence with the southerly margin of said Street, as relocated on a curve with a radius of 1,470.0 feet in a southeasterly direction 178.58 feet to the beginning of another curve; thence with said curve with a radius of 17.0 feet in a southeasterly direction 23.52 feet to the westerly margin of North Fourth Street; thence with the westerly margin of North Fourth Street, South 8 deg. 06' West 46.1 feet to the beginning.

Being the same property conveyed to Symiria H. Grigsby by Affidavit of Inheritance - Real Estate, of record in Book 10600, Page 163, Register's Office for Davidson County, Tennessee, dated September 5, 1997.

CONTINUED

This is improved (X) unimproved ( ) property, known as 842 Lischey Avenue, Nashville, TN 37207
(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 our hand s this 12th day of September 2005

Symiria H. Grigsby

Thomas Grigsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Symiria H. Grigsby and husband, Thomas Grigsby

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of September 2005.

Commission expires 9/22/07

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

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

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

Thomas Grigsby joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.