Davidson County DEEDWARR
Recvd: 10/28/05 12:00 2 pgs
Fees:13.00 Taxes:536.13

20051028-0130423

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David A. Trinko	Countrywide Home Loans, Inc.	Map 064
2605 Spring Farm Lane	4500 Park Granada	Group 16-0-D
Hermitage, TN 37076	Calabasas, CA 91302-1613	Parcel 195.00-CO

FOR AND IN 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

Angelina Anthamatten, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

David A. Trinko, 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:

BEING Lot No. 332 on the Plan of Section Four, Truxton Park, of record in Instrument 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Angelina Anthamatten, an unmarried woman, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument 20030424-0055607, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 200010110100896, Instrument 200010300107559, Instrument 200105220052910, Instrument 200201230009419, Instrument 200205060055597, Instrument 200207180086907 and Instrument 200011010108604, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20020528-0064435, said Register's Office; (3) Sanitary Sewer Easement of record in Instrument 20001208-0121300, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument 20020524-0063322, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2605 Spring Farm Lane, Hermitage, TN 37076

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 October, 2005.

Angelina Anthamatten
Angelina Anthamatten

FILE BOX 45

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 Angelina Anthamatten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2005.

My Commission Expires: 1/27/07

Notary Public

