Davidson County DEEDWARR
Recvd: 11/23/05 14:29 2 pgs
Fees:13.00 Taxes:373.70

20051123-0142084

WARRANTY DEED

G-CHL-05-2318

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Jason L. Blackwell
Affiant

Subscribed and sworn to before me, this 18th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Blackwell	Countrywide Home Loans, Inc.	
2318 Aubrey Drive	(NAME) 801 Crescent Center Drive, #510	84-11 132.00
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Franklin, TN 37067	
(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 CARMEN T. HOLLAND AND CLIFFORD HOLLAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON BLACKWELL,UNMARRIED, AND AMANDA BRACEY,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. 239 ON THE PLAN OF MAPLECREST, OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 239 FRONTS 90.0 FEET ON THE NORTHERLY MARGIN OF AUBREY DRIVE AND EXTENDS BACK 145.3 FEET ON THE EASTERLY LINE AND 150 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 65 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CARMEN T. ALMEIDA, UNMARRIED BY WARRANTY DEED FROM DAVID MICHAEL WINDLE AND LISA F. WINDLE, NOW KNOWN AS LISA FERRELL, RECORDED ON THE 4TH DAY OF NOVEMBER, 1985 IN DEED BOOK 6700, PAGE 918, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. CARMEN T. AMEIDA IS NOW MARRIED AND KNOWN AS CARMEN T. HOLLAND. CLIFFORD HOLLAND JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

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

unimproved ( )
This is improved (X) property, known as 2318 Aubrey Drive, 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 18th day of November, 2005.

Carmen T. Holland

Clifford Holland

STATE OF Tennessee
COUNTY OF Davidson

& Clifford Holland

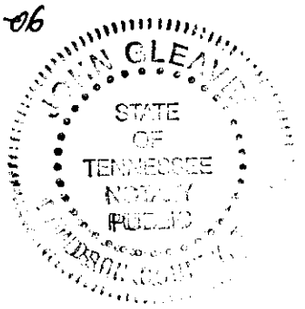
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carmen T. Holland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 18th day of November, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903