Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County	DEEDWARR
Recvd: 12/06/05 09:48	2 pgs
Fees:13.00 Taxes:832.50	
20051206-0146490	

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson DGS

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Barbara Garcia
Affiant

Subscribed and sworn to before me, this 2nd day of December 2005.

Nancy E Swyston
Notary Public
My commission expires: 1/27/07

NANCY E. SWYSTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Barbara Garcia	Countrywide Home Loans	131-06-0-G508.00CO
508 Ashlawn Ct	3011 Armory Dr Suite 120	
Nashville TN 37215	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Janet Hodge an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Barbara Garcia an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being UNIT No. 508, on the plan of Burton Hills Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, in the Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2, and 11, Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet Hodge, unmarried, by Deed of record in Book 11499, Page 948, recorded 5/28/99, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Taxes for the year 2006, a lien, which are not yet due and payable. Tax Parcel No. 131-06-0-G508.00CO 2) All matters shown on Plat recorded in Book 6250, page 978 and in Book 7076, page 696, Exhibit "A". 3) The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Burton Hills Village of Ashlawn, and recorded in Book 7076, page 696, as amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee.

This property is improved property known as 508 Ashlawn Ct, Nashville, Tennessee 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of December, 2005.

Janet Hodge

Janet Hodge

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson YES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet Hodge and , 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 Brentwood, Tennessee, this 2nd day of December, 2005.

Nancy E. Swystun

Notary Public

My Commission expires: 1/27/07

FILE NO: WG1254

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007