McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

PREPARED BY (AND RETURN TO):

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W & I Ref:(_gj_) Title No: 46849
Dav. Co. File: Box 8

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Davidson County DEEDWARR
Recvd: 12/29/05 13:32 2 pgs
Fees:13.00 Taxes:473.19

20051229-0156207

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ovidio A. Bonilla 5021 McLendon Drive Antioch, Tennessee 37013	Countrywide Home Loans 3011 Armory Drive Suite 120 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 162-03-082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$127,890.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua D. Pearcy and spouse, Amy S. Pearcy**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ovidio A. Bonilla ,a married man** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Colewood Hills, of record in Book 4300, page 130, Register's Office for said County.

Said Lot No. 8 fronts 79.28 feet on the westerly margin of McLendon Drive and extends back 146.83 feet on the northerly line and 154.88 feet on the southerly line to a broken line in the rear, measuring 72.62 feet thereon.

Being the same property conveyed to Joshua D. Pearcy and spouse, Amy S. Pearcy by deed from Louis L. Sartain, Jr., and spouse, Judi G. Sartain of record in Doc. No. 20040816-0098739, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4300 Page 130, said Register's Office, which Plan shows a 30 foot minimum building setback line from McLendon Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot; A 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as: 5021 McLendon Drive, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of December, 2005.

Joshua D. Pearcy

Amy S. Pearcy

State of TENNESSEE
County of DAVIDSON

On this 22nd day of December, 2005 , before me the undersigned authority, personally appeared Joshua D. Pearcy and Amy S. Pearcy , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $127,890.00

Affiant

Sworn and subscribed before me this the 22nd day of December, 2005

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009