Davidson County DEEDWARR
Recvd: 12/30/05 12:02 2 pgs
Fees:13.00 Taxes:361.49

20051230-0156853

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $97,700.00.

Affiant

Subscribed and sworn before me this the 27th day of December, 2005.

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 1/24/09

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sergio Hernandez	Countrywide Home Loans, Inc.	119-6-158
46 Jay Street	3011 Armory Dr., Suite 120	
Nashville, TN 37210	Nashville, TN 37204	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Eckhart, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sergio Hernandez and Narcisa Rodriguez, husband and wife, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 101, as shown on the map entitled Sterling Heights, Section Three, of record in Plat Book 1424, page(s) 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL ECKHART, by deed from CHRISTIAN PROPERTIES, INC., of record as Instrument No. 20050809-0094370, dated August 5, 2005, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 46 Jay Street, Nashville, TN 37210.

This property was owned my Michael Eckhart as investment property, and neither he nor his wife ever occupied the property as a principal residence.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of December, 2005.

Michael Eckhart by
Rachael A. Alexander, his attorney-in-fact
Michael Eckhart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Eckhart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of December, 2005.

My commission expires:

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 27th day of December, 2005, before me, the undersigned Notary Public in and for said County and State, personally appeared Rachael A. Alexander with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Eckhart, by Specific Power of Attorney dated December 22, 2005, and who acknowledged that he executed the same as the free act and deed of Michael Eckhart.

Witness my hand and official seal this 27th day of December 2005.

My Commission Expires: 1/24/09

Patricia A. Greer
Notary Public

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public