Davidson County DEEDWARR
Recvd: 01/27/06 13:36 2 pgs
Fees:13.00 Taxes:1424.50

20060127-0010760

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.
My Commission Expires JULY 19, 2009

WARRANTY DEED

G-VRE-06-1709

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
Matthew R. Billingsley	Countrywide Home Loans, Inc.	
1709 Forrest Avenue	(NAME) 801 Crescent Center Drive, #510	83-10-259
(ADDRESS) Nashville, TN 37206	(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 WILLIAM J. ARNOLD AND ROSARIO S. ARNOLD, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW R. BILLINGSLEY, AN UNMARRIED MAN, 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:

TRACT I

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY ONE-HALF OF LOT NO. 83 ON THE PLAN OF THE SUBDIVISION OF LOCKELAND-CHADWELL HOMEPLACE, OF RECORD IN BOOK 57, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTRY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. (MAP/PARCEL: 83-10-259)

TRACT II

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 15 FEET OF THE EASTERLY 50 FEET OF THE NORTHERLY 50 FEET OF LOT NO. 83 ON THE PLAN OF LOCKELAND, CHADWELL HOME PLACE, AS OF RECORD IN BOOK 57, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 83 FRONTS 15 FEET ON THE SOUTHERLY SIDE OF THE FIRST ALLEY NORTH OF FORREST AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 50 FEET TO A DEAD LINE. BEING PART OF THE PROPERTY CONVEYED TO THURMAN E. FITTS AND WIFE, OLLIE M. FITTS, BY DEED FROM MARY M. MCADOO, OF RECORD IN BOOK 1675, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FOR FURTHER REFERENCE, SEE BOOK 2026, PAGE 54. THIS IS THE 15' BY 50' PLOT LOCATED AT THE REAR OF 1709 FORREST AVENUE. SEE NES DRAWING #21135B. (MAP/PARCEL: 083-10-0-368.00)

BEING THE SAME PROPERTY CONVEYED BY DEED FROM RONNIE KELLEY, MARRIED TO LESLEY R. OCHOA, MARRIED AND TRACEY L. DEWIRE, UNMARRIED AS RECORDED ON THE 22ND DAY OF MARCH, 2000 IN INSTRUMENT NO. 200003220029173 AS TO TRACT I; QUIT CLAIM DEED FROM THE ELECTRIC POWER BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE TO AARON OCHOA AS RECORDED ON THE 7TH DAY OF JANUARY, 2004 IN INSTRUMENT NO. 20040107-0002896 AS TO TRACT II AND WARRANTY DEED FROM LESLEY R. OCHOA AND HUSBAND, AARON OCHOA, AND TRACEY L. DEWIRE, AN UNMARRIED WOMAN TO WILLIAM J. ARNOLD AND ROSARIO S. ARNOLD, HUSBAND AND WIFE AS RECORDED ON THE 18TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050518-0056160 AS TO TRACT I AND II, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 135; and Book 5066, page 36, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 1709 Forrest Avenue, Nashville, Tennessee 37206
(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 20th day of January, 2006.

William J. Arnold

Rosario S. Arnold

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William J. Arnold and Rosario S. Arnold, 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 20th day of January, 2006.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2009

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903