Davidson County DEEDWARR
Recvd: 01/31/06 11:12 2 pgs
Fees:13.00 Taxes:658.60

20060131-0011854

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

Subscribed and sworn to before me this 27th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

P-CWL-05-5905

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Sweetman	Countrywide Home Loans, Inc.	
5905 South New Hope Road	(NAME) 3011 Armory Drive, Suite 120	98.00-19.00
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Nashville, TN 37204	
(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 JAY T. STENCEL AND WIFE, STEPHANIE J. STENCEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HENRY SWEETMAN AND WIFE, MARTHA SWEETMAN, 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:

The following described property located in Davidson County, Tennessee, Beginning at a point in the center line of the New Hope Road opposite Oscar Willis' South line fence and running thence with Willis' South line South 87 deg. 30 min. East 882 feet to a stone corner; thence South 4 deg. 30 min. West 197.6 feet to an iron pipe; thence North 87 deg. 30 min. West 882 feet to a point in the center line of New Hope Road; thence with the center line of New Hope Road North 4 deg. 30 min. East 197.6 feet to the beginning, containing four acres, which includes a strip 105 feet by 840 feet parallel and adjacent to Oscar Willis' South line, deed to Ceclia Evans and Dolly Hudson by Andrew Evans and wife by deed of record in Book 1115, page 119, R.O.D.C. Tennessee, and the other two acres of said four acres described herein being another two acres of approximately forty acres owned by Andrew Evans after he conveyed the aforedescribed tract of two acres to his mother, Ceclia Evans and Dolly Hudson, and deeded 34.33 acres to George W. Rogers et ux of record in Book 794, page 254, R.O.D.C. Tennessee, or in other words, the four acres described and conveyed in this instrument being the remaining part of the tract of land of approximately forty acres conveyed to Andrew Evans by Ceclia Evans by deed of record in Book 1110, page 477, R.O.D.C. Tennesee, excluding 34.33 acres conveyed to George W. Rogers et ux of record in Book 794, page 254, R.O.D.C. Tennessee, to all of which conveyances reference is here had to a more particular description of the four acres of land conveyed herein.

Being the same property conveyed to Jay T. Stencel and wife, Stephanie J. Stencel by quitclaim deed from Jay T. Stencel, dated November 14, 2000 and filed of record as Inst. No. 20001201-0117844, Register's Office for Davidson County, Tennessee.

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

This is improved (X) property, known as 5905 South New Hope Road, Hermitage, Tennessee 37076
(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 27th day of January, 2006.

Jay T. Stencel

Stephanie J. Stencel

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of January, 2006, before me personally appeared Jay T. Stencel and wife, Stephanie J. Stencel to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of January, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959