Davidson County DEEDWARR
Recvd: 02/09/06 10:39 2 pgs
Fees:13.00 Taxes:762.19

20060209-0016121

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN00345

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$205,997.17 Jose R. Cabello
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 7th day of February, 2006
Darlene Short
Notary Public
MY COMMISSION EXPIRES: 11-25-07

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose R. Cabello **13690 Old Hickory Boulevard** **Antioch, TN 37013**	**Countrywide Home Loans, Inc.** **6440 Southpoint Pkwy.** **Jacksonville, FL 32216**	**182-00-105**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James W. Arnold and wife, Joy Phelan Arnold

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose R. Cabello, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Ernest Medlin, Surveyor, dated July 3, 1974, as follows:

Beginning at an iron pin in the northerly margin of Hobson Pike, said point being easterly 397.5 feet, more or less, from the point of intersection between Hobson Pike and Whittemore Lane; thence north 02 deg. 32' 00" west 830.95 feet to an iron pin; thence North 85 deg. 04' 00" east 200.18 feet to an iron pin; thence, south 02 deg. 32' 00" east 839.33 feet to an iron pin in the northerly margin of Hobson Pike; thence with same south 87 deg. 28' 00" west 200 feet to the point of beginning.

Being the same property conveyed to James W. Arnold and wife, Joy Phelan Arnold, by Warranty Deed from James L. Walker and wife, Lura Bolton Walker, dated November 18, 1987 and recorded November 20, 1987 in Book 7407, page 758, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4912, page 607, in the Register's Office of Davidson, Tennessee.

Unimproved ( )
This is improved (X) property known as **13690 Old Hickory Boulevard, Antioch, TN 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 7th day of February, 2006.

James W. Arnold

Joy Phelan Arnold

Joy Phelan Arnold

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Arnold and wife, Joy Phelan Arnold the bargainor(s) 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 at Brentwood, Tennessee, this 7th day of February, 2006.

Commission Expires: 11-25-07

Darlene Hart
Notary Public

DARLENE HART NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

_____
Notary Public