SPECIAL WARRANTY DEED

Heather Lee
State of Tennessee Notary Public
Rutherford Co.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 8-16-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates. LLC
7100 Executive Center Drive
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/21/06 13:41 3 pgs
Fees:18.00 Taxes:277.50
20060421-0046015

f-3593

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Alderman	SAME	120-00-0 077.00
(NAME)	(NAME)	
188 Riverwood Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Countrywide Home Loans, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Christopher Alderman and Angela Alderman, husband and wife and Shaun Alderman, a single man AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 1 in the Subdivision of Lot No. 4 on the Map of the Ensley Lands, as of record in Plan Book 2, Page 70, Chancery Court at Nashville, described according to a Survey by R. L. Montoya Land Surveying, Inc., dated September 9, 1996, as follows:

Beginning at a point 319.28 feet as measured along the Easterly margin of McGavock Pike from an iron rod (old) in the Northwest corner of a tract conveyed to Malcolm Barrett and a corner in the original deed to H. C. Ellis in Book 1404, Page 353 and said corner being next to Seven Oaks Park; thence, South 86 degrees 15 minutes East a distance of 159.71 feet to an iron pin (old); thence, South 1 degree 45 minutes West, a distance of 263.29 feet to an iron pin (new) at the Northerly margin of Currey Road; thence, North 86 degrees 15 minutes West, a distance of 159.0 feet to an iron pin (new) at the Northerly margin of Currey Road and Easterly margin of McGavock Pike; thence, along the Easterly margin of McGavock Pike North 1 degree 35 minutes 44 seconds East, a distance of 263.32 feet to the point of beginning.

Being the same property conveyed to Countrywide Home Loans, Inc. by Successor Trustee's Deed dated June 23, 2005 and recorded in Instrument No. 20050720-0084384, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1208 Currey Road, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Christopher Alderman and Angela Alderman and Shaun Alderman and his/her/their assigns, forever.

Said Countrywide Home Loans, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Countrywide Home Loans, Inc., has executed this deed this 15th day of November, 2005.

Countrywide Home Loans, Inc.

By: _____

Evelyn Waithaka, Assistant Secretary



STATE OF TENNESSEE

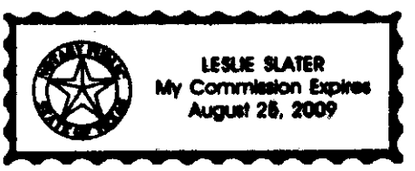
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Evelyn Waithaka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Assistant Secretary respectively of the Countrywide Home Loans, Inc., the within named bargainor, a corporation, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2005.

Commission expires: 8/25/2009

Leslie Slater / Notary Public



RETURN TO:

Jack Case Wilson Title Associates. LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027