SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/06 15:20 2 pgs
Fees:13.00 Taxes:98.05

20060721-0088415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Affiant/ Chan Many-Goldfarb

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2006

Notary Public / Leslie Johnson

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LESLIE JOHNSON
My Commission Expires
March 2, 2010

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT1567

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary L. Batey (NAME)	same (NAME)	093-16-0-204.00
72 Fairfield Avenue (ADDRESS)	601 Mt. Pisgah Ct (ADDRESS)	
Nashville (CITY) TN (STATE) 37210 (ZIP)	Nashville, TN 37211 (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, Deutsche Bank National Trust Company, for the Certificateholders of Deutsche Bank CDC MCT 2004-HE21, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Mary L. Batey, Single

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:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being the North 28 feet of the South 80 feet of Lot No. 1 on the map of Emma G. Watson's Subdivision as of record in Book 57, Page 84, RODC, TN, and being more particularly described as follows:

Beginning at an iron pin in the Westerly margin of Fairfield Avenue 60 feet from the Northerly margin of Cannon Street; running thence North 89 deg., West 85.5 feet to a stake; thence North 80 deg., 45 min. East 27 feet to a stake; thence South 89 deg. 30 min East 85.5 feet to an iron pin in the West margin of Fairfield Avenue; thence with the west margin of said Avenue South 8 deg. 45 min. West 28 feet to the point of beginning.

Being the same property conveyed to Deutsche Bank National Trust Company, for the Certificateholders of Deutsche Bank CDC MCT 2004-HE21 by Trustee's Deed, from Leslie Garrett, Co-Trustee, dated May 17, 2006, recorded May 25, 2006, in Instrument No. 20060525-0061321, 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 72 Fairfield Avenue (House Number, (Street)) Nashville (City or Town) 37210 (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 Mary L. Batey, and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company, for the Certificateholders of Deutsche Bank CDC MCT 2004-HE21, 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 Deutsche Bank National Trust Company, for the Certificateholders of Deutsche Bank CDC MCT 2004-HE21., has executed this deed this 26th day of June, 2006

Deutsche Bank National Trust Company, for the
Certificateholders of Deutsche Bank CDC MCT 2004-HE21
by Countrywide Home Loans, Inc Attorney in Fact.

By Chan Many-Goldfarb
Asst. Secretary

Leslie Slater
As Witness

COUNTRYWIDE HOME LOANS, INC. CORPORATE SEAL MAR. 17, 1969 NEW YORK

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Chan Many-Goldfarb, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Secretary of Countrywide Home Loans, Inc., the Attorney in Fact of said Deutsche Bank National Trust Company, for the Certificateholders of Deutsche Bank CDC MCT 2004-HE21., the within named bargainor, and that he/she as such Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book ____, Page ____ or in Instrument Number 2005/019-0125783 of record in Davidson Register's Office for Davidson County, Tennessee. 2005/019. 0125783

Witness my hand and Notarial Seal this 26th Day of June 2006

Leslie Johnson
Notary Public

My Commission expires: _____

NOTARY PUBLIC STATE OF TEXAS
LESLIE JOHNSON
My Commission Expires
March 2, 2010

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT1567