Davidson County DEEDWARR
Recvd: 07/25/06 15:28 2 pgs
Fees:13.00 Taxes:536.50

20060725-0089652

WARRANTY DEED

JOHN CLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

B-PC-06-1013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Irene Brandon	New Owner	
1013 Curdwood Boulevard		061-11-0-167.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 THE VINCIK GROUP, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IRENE BRANDON, _____, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 90 FEET 2 INCHES FRONT AND THE WESTERLY 90 FEET REAR OF LOT NO. 15 ON THE MAP OF GEORGE BURRUS' SUBDIVISION OF LOT NO. 81 OF THE MAPLEWOOD HOME TRACT, AS OF RECORD IN BOOK 421, PAGE 178, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: SAID PART OF LOT NO. 15 FRONTS 90 FEET 2 INCHES ON THE NORTHERLY SIDE OF CURDWOOD AVENUE, FORMERLY MAPLEWOOD BOULEVARD, AND RUNS BACK 235.7 FEET ON THE WESTERLY LINE AND 230.6 FEET ON THE EASTERLY LINE, TO A DEAD LINE MEASURING 90 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THE VINCIK GROUP, LLC BY SPECIAL WARRANTY DEED FROM BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF ASSET-BACKED CERTIFICATES, SERIES 2003-2, BY: COUNTRYWIDE HOME LOANS, INC., AS ATTORNEY-IN-FACT, RECORDED ON THE 9TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050609-0065933, 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.

unimproved ( )
This is improved (X) property, known as 1013 Curdwood Boulevard, Nashville, Tennessee 37216
(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 July, 2006.

The Vincik Group, LLC
By: _____
Title: Mgr.

STATE OF Florida
COUNTY OF Volusia

On this the 18 day of July, 2006, before me personally appeared Richard Vincik, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of The Vincik Group, LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18 day of July, 2006.

Notary Public

My Commission Expires:



HOLLY HARTER
MY COMMISSION # DD 248832
EXPIRES: September 10, 2007
Bonded Thru Budget Notary Service

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903