203

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/07 13:02 2 pgs
Fees:13.00 Taxes:451.40

20070501-0051826

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 2007

Notary Public

MY COMMISSION EXPIRES: 4/27/09 (SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSA H. LLANGARI CHIQUI (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 052-07-0
705 Tahlena Avenue (ADDRESS)	801 Crescent Centre Dr., Ste 510 (ADDRESS)	PARCEL 040.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND 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, Mary J. Pearson, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSA H. LLANGARI CHIQUI, 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 Davidson County, Tennessee, Being Lot No. 79 on the Plan of Madison Heights Subdivision, Section 1, of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee.

SAID Lot No. 79 fronts 100.5 feet on the East side of Tahlena Avenue and runs back 435.5 feet on the Northerly line and 437 feet on the Southerly line to a dead line on which it measures 67.2 feet.

BEING the same property conveyed to Jesse L. Pearson and wife, Mary J. Pearson by Warranty Deed dated August 17, 1972, from Charles A. Ragsdale and wife, Mary F. Ragsdale, of record in Book 4629, Page 339, Register's Office for Davidson County, Tennessee. The said Jesse L. Pearson having since died.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record. Also subject to Sanitary Sewers and/or Storm Drainage Easement of record in Book 6154, Page 540 and a License Agreement of record in Book 3854, page 592, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 705 Tahlena Avenue, Madison, TN 37115
(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 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 my hand this 27th day of April 2007

x Mary J. Pearson
Mary J. Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary J. Pearson, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of April 2007.

Commission expires 9/22/07

Notary Public

DANIEL WISDOM OF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 _____ .

My commission expires _____

_____
Notary Public