Davidson County DEEDWARR
Recvd: 07/03/07 10:07 2 pgs
Fees:13.00 Taxes:429.20

20070703-0079260

NOTARY ADAM LaFEVOR Notary Exp 11/22/2008 DAVIDSON COUNTY

WARRANTY DEED

G-CW-07-3730

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Crystal Chan
Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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:	MAP-PARCEL NUMBERS
Crystal Chan	Countrywide Home Loans, Inc.	
3730 Baxter Avenue	3011 Armory Drive, Suite 120	
Nashville, TN 37216	Nashville, TN 37204	61-14-191
(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 TIMOTHY ELKINS AND WIFE, REGINA ELKINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CRYSTAL CHAN, UNMARRIED AND MARC ANTHONY VARGAS, UNMARRIED, 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 PARTS OF LOTS NOS. 5 AND 6 ON THE MAP OF ROSS T. HUGHES' SUBDIVISION OF LOT NO. 11, PATTERSON AND YOUNG'S SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY, AND PARTS OF LOTS NOS. 49 AND 50 ON THE PLAN OF E. B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGES 640 AND 641, SAID REGISTER'S OFFICE, DESCRIBED TOGETHER AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF BAXTER STREET, AS NOW LOCATED, AT THE SOUTHWEST CORNER OF THAT PART OF SAID LOT NO. 50 CONVEYED TO A. L. SHINGLER AND WIFE, BY DEED FROM DONALD R. HACKNEY AND WIFE, OF RECORD IN BOOK 2284, PAGE 594, SAID REGISTER'S OFFICE; THENCE WITH SAID SHINGLER'S SOUTHERN BOUNDARY LINE, EASTWARDLY 108.5 FEET, MORE OR LESS, TO A POINT IN THE EASTERN BOUNDARY LINE OF SAID LOT NO. 5; THENCE WITH THE EASTERN BOUNDARY LINE OF SAID LOT NO. 5, SOUTHWARDLY 20 FEET TO THE SOUTHEAST CORNER OF SAID LOT NO. 5, BEING IN THE NORTHERN BOUNDARY LINE OF SAID LOT NO. 6; THENCE WITH THE NORTHERN BOUNDARY LINE OF SAID LOT NO. 6, EASTWARDLY 200 FEET TO THE NORTHEAST CORNER OF SAID LOT NO. 6; THENCE WITH THE EASTERN BOUNDARY LINE OF SAID LOT NO. 6, SOUTH 27 DEGREES 30 MINUTES WEST 103 FEET TO THE NORTHEAST CORNER OF THAT PART OF SAID LOT NO. 6 CONVEYED TO HOBART SPEARS AND WIFE BY DEED FROM DONALD R. HACKNEY AND WIFE, OF RECORD IN BOOK 1515, PAGE 569, SAID REGISTER'S OFFICE; THENCE WITH SAID SPEAR'S NORTHERN BOUNDARY LINE, WESTWARDLY 195 FEET, MORE OR LESS, TO SAID SPEAR'S NORTHWEST CORNER, BEING THE NORTHEAST CORNER OF THAT PART OF SAID LOT NO. 49 CONVEYED TO SAID SPEARS AND WIFE BY DEED FROM MRS. SARAH L. CARNEY, OF RECORD IN BOOK 1491, PAGE 149, SAID REGISTER'S OFFICE; THENCE WITH SAID SPEAR'S NORTHERN BOUNDARY LINE, WESTWARDLY 113.8 FEET TO THE EASTERLY MARGIN OF SAID BAXTER STREET; THENCE WITH SAME, NORTHWARDLY 109 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY ELKINS AND WIFE, REGINA ELKINS BY WARRANTY DEED FROM L. J. SMITH AND WIFE, MURIEL SMITH, RECORDED ON THE 6TH DAY OF JULY, 1992 IN BOOK 8668, PAGE 806, 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 including those of record in Book 547, page 174; Book 894, page 640, Register's Office.

unimproved ( )

This is improved (X) property, known as 3730 Baxter Avenue, 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 28th day of June, 2007.

Timothy Elkins

Regina Elkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Elkins and Regina Elkins, the within named bargainor, 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, this the 28th day of June, 2007.

Notary Public

My Commission Expires:

(SEAL)

NOTARY
ADAM LaFEVOR
Comm Exp 11/22/2008
DAVIDSON COUNTY

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