Davidson County DEEDWARR
Recvd: 08/16/07 09:59 2 pgs
Fees:13.00 Taxes:562.40

20070816-0097863

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$152,000.00**

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF **AUGUST, 2007**

Pamela Jo Yates
Notary Public

MY COMMISSION EXPIRES: 3/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK S. MANDEL	Countrywide Mortgage Ventures	**108-08-0-312.00**
(NAME) **1008 WOOD DUCK COURT**	(NAME) 27001 Agoura Rd Ste 200	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) Calabasas, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MICHAEL P. COONEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK S. MANDEL,*** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* AN UNMARRIED MAN

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Reelfoot Section Four of record in Plat Book 6250, page 678, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael P. Cooney and wife, Kimberley Cooney by deed dated July 15, 2004 from Jude T. Lenahan, Sr. and wife, Cynthia J. Lenahan, of record in Instrument No. 20040719-0085834, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Michael P. Cooney from Michael P. Cooney and Kimberley Cooney by quitclaim deed dated May 2, 2005 of record in Instrument #20050527-0059804, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Book 6250, page 678, restrictions of record in Book 6991, page 121, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1008 WOOD DUCK COURT , NASHVILLE, TN 37214**
(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 10 day of **August, 2007**.

MICHAEL P. COONEY

A. TANYA AGUIAR
Notary Public, State of Florida
Commission# DD644923
My comm. expires April. 9, 2011

STATE OF FLORIDA
COUNTY OF Florida

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael P. Cooney**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of August, 2007.

My commission expires: 4/9/2011

A. Tanya Aguiar
Notary Public

A. TANYA AGUIAR

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067