This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title, LLC	WILLIAM KANTZ and ERICA L. KANTZ
4875 Olde Towne Parkway, Suite 150	4220 Jamesborough Place
Marietta, GA 30068	Nashville, TN 37215

File # 75008866
REO # 154638
Parcel #31 07 0 087
Address: 2012 14TH AVENUE NORTH, NASHVILLE, TN 37208

Davidson County DEEDWARR
Recvd: 10/08/07 13:34 3 pgs
Fees:18.00 Taxes:120.25
20071008-0119767

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Countrywide Home Loans, Inc., a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **WILLIAM KANTZ and ERICA L. KANTZ,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 3 day of October, 2007Assistant Secretary

COUNTRYWIDE HOME LOANS, INC.

Susan Bogartz

By: Susan Bogartz
Its: Assistant Secretary

STATE OF CA)
COUNTY OF Ventura)

Before me, the undersigned authority, K. Gould notary public of the State and County mentioned, personally appeared Susan Bogartz who, upon oath, acknowledged him/herself to be Assistant Secretary of Countrywide Home Loans, Inc., the within named bargainor, and that he/she as such Assistant Secretary, being authorized to do so, executed the foregoing instrument in behalf of Countrywide Home Loans, Inc. and declared that he/she in his/her capacity as Assistant Secretary of Countrywide Home Loans, Inc.

WITNESS my hand and seal at office this 3 day of October, 20 07.

K. Gould

NOTARY PUBLIC

K. GOULD
Commission # 1739697
Notary Public - California
Ventura County
My Comm. Expires Apr 17, 2011

State of CA)
County of Ventura)

The actual consideration for this transfer is $ 32,500.00.

Affiant

Subscribed and sworn to before me, this 3 day of October, 20 07.

K. Gould

NOTARY PUBLIC

My Commission Expires: April 17, 2011

K. GOULD
Commission # 1739697
Notary Public - California
Ventura County
My Comm. Expires Apr 17, 2011

EXHIBIT "A"

Being Lot No. 15 on the Plan of Ira Crandall's subdivision of part of the Buena Vista property as of record in Book 17, Page 297, Register's Office for Said County. Said Lot No. 15 Fronts 50 Feet of the Easterly side of the 14th Avenue North and Extends back between parallel lines 130 Feet more or less to an alley.
More Commonly Known As: 2012 14th Avenue North Nashville Tennesee 37208
Tax I.D. 31 07 0 087

The property hereinabove described was acquired by the Grantor by instrument recorded in Document# 20061205 0149781 in the aforesaid County and State.

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I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary Public

My Commission Expires: My Commission Expires March 22, 2008

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE