WARRANTY DEED

State of Tennessee)
County of Davidson)

G#3908-1

The actual consideration or value, whichever is greater, for this transfer is **$91,150.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2008.

Notary Public

My commission expires: 2/28/2012

(AFFIX SEAL)

RECORD & RETURN TO:
BELL TITLE & ESCROW, INC.
117 Two Mile Pike
Goodlettsville TN 37072

Davidson County DEEDWARR
Recvd: 04/09/08 15:00 2 pgs
Fees:13.00 Taxes:337.26

20080409-0036029

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Justin Lee Bell	**COUNTRYWIDE BANK, FSB**	**042-04-076**
526 Amquiwood Court	**801 Crescent Centre Drive, Ste 510**	
Madison, TN 37115	**Franklin, TN 37067**	

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,

John T. Cook, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Lee Bell

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:

LAND in Davidson County, Tennessee, being Lot No. 24-A on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59 and 60 of Heritage Place, as of record in Book 5200, Page 628 and as revised in Book 6250, Page 632, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to John T. Cook, by Special Warranty Deed from The Bank of New York, as Trustee for the Benefit of the Certificate Holders of CWABS, Inc., Asset Backed Certificates, Series 2004-15, a corporation organized and existing under the laws of the United States, of record in Instrument No. 20071105-0129855, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 6148, Page 537 and in Book 6250, Page 632, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is Improved (X) unimproved (____) property, known as: **526 Amquiwood Court, Madison, TN 37115**

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 **2nd** day of **April, 2008.**

John T. Cook

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 **John T. Cook,** 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 Nashville, Tennessee, this **2nd** day of **April, 2008.**

Notary Public

My Commission Expires: 3/7/201