SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090025533 DEEDWARR
Recvd: 04/17/09 12:36 2 pgs
Fees:13.00 Taxes:592.00
20090417-0035071

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant Valinda Pickens

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BARBARA DURHAM
My Commission Expires
June 12, 2012

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Friday Eldon	same	
(NAME)	(NAME)	164-10-0-A 165.00
3044 Summercrest Trail		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(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, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC. 2004-J5, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO FRIDAY ELDON, 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:

Being Lot No. 343, Village Three, Summerfield, according to the plat thereof recorded in Instrument #200010060099706, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20080904-0090692, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) Easements of record in Book 1141, page 327 and in Instrument No. 200009130091248, No. 200009130091249, No. 200001130004777, No. 200008240083643, No. 200008040077639, No. 200009130091247 and No. 200010060099706, said Register's Office; (c) restrictive covenants of record in Book 11588, page 484 and Book 11669, page 376, said Register's Office; and (d) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604.

unimproved ☐

This is improved ☒ property, known as 3044 Summercrest Trail, Antioch, TN 37013

(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 claiming by, through or under the Grantor herein, but no further or otherwise. 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.

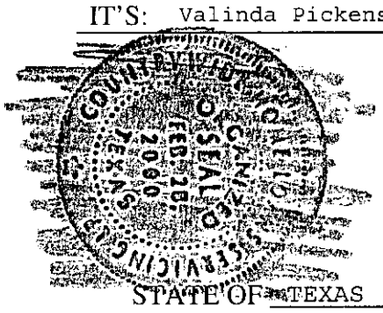
Witness my hand this 9th day of March, 2009.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC. 2004-J5

BY: COUNTRYWIDE HOME LOANS

BY: _____

IT'S: Valinda Pickens, Asst. Secretary



STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Valinda Pickens, Asst. Secretary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS, which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC. 2004-J5, the within named bargainor, and that he or she as such Asst. Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC. 2004-J5as the Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC. 2004-J5 and declared that he or she as such Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS executed this instrument as the free act and deed of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC. 2004-J5.

WITNESS my hand and official seal this 9th day of March, 2009.

Barbara Durham
Notary Public

My Commission Expires: _____

