File #200330345

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,250.00.

Maria K Salas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria K. Salas, an unmarried woman	Countrywide Home Loans, Inc.	148-16-5.00
(NAME) 4739 McBride Road	(NAME) 2021 N. Gallatin Rd., Ste 292	
(ADDRESS) Antioch TN 37013	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **AMELIA J. ARCIA AND HUSBAND, CARLOS A. ARCIA**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MARIA K. SALAS, AN UNMARRIED WOMAN**, hereinafter called the GRANTEES, her 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 all of Lot No. 211, on the Plan of Section Two, Debra Heights, as shown by plat appearing of record in Plat Book 3700, Page 39, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Amelia J. Arcia, married, by Warranty Deed of record in Instrument No. 20000915-0092038, and futher conveyed to Amelia J. Arcia, and husband, Carlos A. Arcia, by Quitclaim Deed of record in Instrument No. 20010308-0022142, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 3949, Page 404; Easement to Metropolitan Davidson County for Sewer and/or Storm Drainage of record in Book 7624, Page 888, and, any and all matters shown on plat of record in Plat Book 3700, Page 39; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4739 McBride Road, 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, her heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, her 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 our hands this 25th day of June, 2003.

Amelia J. Arcia

Carlos A. Arcia

Davidson County DEEDWARR
Recvd: 06/27/03 10:27 2pgs
Fees:13.00 Taxes:415.33

20030627-0089188

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Amelia J. Arcia and husband, Carlos A. Arcia who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of June, 2003.

Notary Public

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

My Commission Expires: 5-23-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167