WARRANTY DEED

P-CBB-03-437

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2003.

Notary Public

MY COMMISSION EXPIRES: 01/26/05 7/

(AFFIX SEAL)

HENRY E. RAGLE IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Villagomez	CHASE MANHATTAN MORTGAGE CORP.	
437 Jessie Drive (ADDRESS)	(NAME) P.O. BOX 79046 (ADDRESS)	133-12-0-305.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZP)	PHOENIX, AZ. 85062 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANN MARIE ABERNATHY,UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARTIN VILLAGOMEZ, AND WIFE CRISTINA VILLAGOMEZ, hereinafter called the Grantees, their heirs and assigns, that 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. 36, Section Two Addition to Greenwood Hills, of record in Book 5200, page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ann Marie Abernathy, unmarried, by deed from Commercial Credit Plan, Incorporated, of record in Book 9459, page 54, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Taxes for 2003 and subsequent years; restrictive covenants of record In Book 5303, page 873, Book 6380, page 413, Book 5209, page 325, Book 5259, page 933 and Book 5333, page 311; all matters shown on the plan of record in Book 5200, page 62; and easement of record in Book 5172, page 665; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 437 Jessie Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (Cty 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/our hand(s) this 15th day of July, 2003.

Ann Marie Abernathy

Ann Marie Abernathy

Davidson County DEEDWARR
Recvd: 07/22/03 14:12 2pgs
Fees:13.00 Taxes:388.50

20030722-0102561

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Ann Marie Abernathy ,unmarried , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2003.

My Commission Expires: 01/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a N otary Public within and for said County and State aforesaid, personally appeared _____ and _____, w ith whom I am personally acquainted and who upon _____ oath(s) ack nowledged _____ to be the _____ and _____ respectiv ely of the _____ the w ithin named bargainor, and corporation, and that _____ as such _____ and _____ being authoriz ed so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 15th day of July, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:
Hickory Hollow Title, LLC
301 S perimeter Park Drive
Suite 114
Nashville, TN 37211

RETURN TO:
~~PRESTIGE TITLE, LLC~~
~~1800 MALLORY LANE, STE. A~~
~~BRENTWOOD, TN 37027~~
~~615-515-6800~~