

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before ~~me, this~~ 30th day of December, 2003.

Notary Public

My commission expires: 01/14/2005

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nixon Molina	**Countrywide Home Loans, Inc.**	**162-03-0-040.00**
4932 Cimarron Way	**1520 Memorial Blvd. Suite 104**	
Nashville, Tennessee 37013	**Murfreesboro, Tennessee 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jose L. Renteria and wife, Leonore G. Andrade and Salvador O. Hernandez, an unmarried man

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

Nixon Molina and wife, Rosa Laboy

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. 133, Section III, Apache Hills, of record in Book 4175, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jose L. Renteria and Salvador O. Hernandez by deed from Paul O. Stewart and wife, Janet D. Stewart dated October 21, 1998, of record in Book 11169, page 148, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4175, Page 9, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4225, Page 657, Book 4361, page 162 and Book 4454, page 301, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.
Rights or claims of parties in possession not shown by the public records.
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved (X) unimproved (____) property known as 4932 Cimarron Way, Nashville, Tennessee 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Davidson County DEEDWARR
Recvd: 03/08/04 10:40 2pgs
Fees:13.00 Taxes:407.00
20040308-0026056

Witness my/our hand(s) this 30th day of December, 2003.

Jose L. Renteria
Jose L. Renteria

Leonor G Andrade
Leonore G. Andrade

Salvador O Hernandez
Salvador O. Hernandez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Jose L. Renteria, and wife, Leonore G. Andrade and Salvador O. Hernandez, an unmarried man, the within named sellers, 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, at office, this 30th day of December, 2003.

Notary Public

My Commission Expires: 01/16/2008

SCOTT REZNICEK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067