RETURN TO:
Hallmark Title Company
1000 Northchase Drive
Suite 100
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 04/21/04 11:24 2pgs
Fees:13.00 Taxes:425.50

20040421-0045228

DEBORAH A. RANEY NOTARY PUBLIC AT LARGE My Commission Exp. May 28, 2006 DAVIDSON CO., TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2004.

Notary Public

My commission expires: 1-28-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Arturo Aguirre	Countrywide Home Loans, Inc.	**134-09-130.00**
3405 Bruner Court	2021 N. Gallatin Road, #292	
Nashville, TN 37211	Madison, TN 37115	

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,

Holly Dianne Virden, an unmarried woman

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

Arturo Aguirre, an ~~un~~married man

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:

Land in Davidson County Tennessee being Lot 125 on the plan of Woodland Hills Section 1, Phase 2 of record in Plat Book 7900, Page 408, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Holly Dianne Virden, an unmarried woman by deed from W. L. Bainbridge of record in Book 10354, Page 208, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **3405 Bruner Court, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 16th day of April, 2004.

Holly Dianne Virden by Gregory S. Perrone as her attorney in fact

Gregory S. Perrone executed this instrument on behalf of Holly Dianne Virden pursuant to a Power of Attorney of record in Instrument No. _____, Register's Office, Davidson County, Tennessee.

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

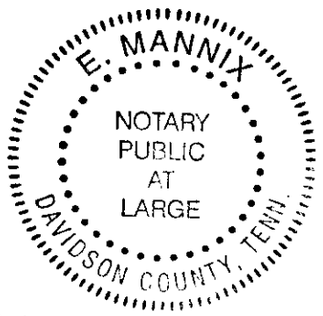
Before me, the undersigned, a Notary Public of said County and State, personally appeared Gregory S. Perrone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-fact for **Holly Dianne Virden,** the within bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Holly Dianne Virden**, the within named bargainor(s) by the said as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **16th** day of **April, 2004.**

E. Mannix

Notary Public

My Commission Expires: 11-25-06



My Commission Expires NOV. 25, 2006