

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

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

Notary Public

My commission expires: 04/16/2008

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

Davidson County DEEDWARR
Recvd: 04/26/04 14:08 2pgs
Fees:13.00 Taxes:407.00
20040426-0047198

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Simon Lara	**Countrywide Home Loans**	**134-14-0-011.00**
340 Luna Drive	**1520 Memorial Blvd. Suite 104**	
Nashville, Tennessee 37211	**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,

Henry R. Faust and wife, Serena L. Faust

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

Simon Lara, married

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 No. 66, on the Plan of Luna Heights, Section 3, of record in Book 2900, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 238.0 feet on the easterly side of Luna Drive and runs back between lines 180.00 feet on the northerly side and 150.0 feet on the southerly side to a broken line in the rear, measuring 241.5 feet thereon.

Being the same property conveyed to Henry R. Faust and wife, Serena L. Faust, by Warranty Deed, from the Estate of Rose Marie Sanderson, of record in Book 10523, Page 947, Register's Office for Davidson County, Tennessee, dated May 23, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2900, Page 138, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3182, Page 244, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject 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 property known as 340 Luna Drive, Nashville, Tennessee 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 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 convenant 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 16th day of April, 2004.

Henry R. Faust

Serena L. Faust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Henry R. Faust and wife, Serena L. Faust, 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 16th day of April, 2004.

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