# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/04 13:40 2pgs
Fees:13.00 Taxes:266.40
20040503-0050085

MAYRA MERCADO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. COMMISSION EXPIRES 7-26-06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Dinora D Jiron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2004.

Mayra Mercado
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
USA TITLE & ESCROW, INC., 1802 Williamson Court, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dinora D. Jiron | Bank Of America | 119-7-153-6DA-14220 |
| (NAME) | (NAME) | |
| 3 Lutie Street | 275 Valencia Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Brea, CA 92822 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Miguel Jiron and Hernan Saravia, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dinora D. Jiron unmarried, 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. 34, on the Plan of Rosewood Estates, Section Two, of record in Plat Book 4955, Page 125, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Hernan Saravia, unmarried, and Miguel Jiron, unmarried, by Deed from Con C. Crouch and wife, Lynn Crouch, dated January 13, 2000, and recorded January 19, 2000, in Instrument No. 200001190006120, said Register's Office.

unimproved

This is improved ✓ property, known as 3 Lutie Street, Nashville, TN 37211
(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, 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 our hands this 23rd day of April, 2004.

Miguel A JIRON
Miguel Jiron

Hernan Saravia
Hernan Saravia by: Miguel Jiron attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miguel Jiron, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 23rd day of April, 2004.

MAYRA MERCADO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. COMMISSION EXPIRES 7-26-06

Mayra Mercado

NOTARY PUBLIC

My Commission Expires: 7/26/6

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 23rd day of April, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Miguel Jiron, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hernan Saravia, and acknowledged that he executed the same as the free act and deed of the said Miguel Jiron .

WITNESS my hand and seal at Brentwood, Tennessee, this the 23rd day of April, 2004.

MAYRA MERCADO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. COMMISSION EXPIRES 7-26-06

Mayra Mercado

NOTARY PUBLIC

My Commission Expires: 7/26/6

MAJ HS