WARRANTY DEED

MARILYN K FISHER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,000.00
Nulbio E Navarro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF April 2004

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: August 22, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fisher Title Services, LLC, 617 Potomac Place, Suite 401, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nulbio E. Navarro (NAME)	America's Wholesale Lender (NAME)	162-06-0-156.00
195 Townes Drive (ADDRESS)	P.O. Box 10212 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410-0212 (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, Ovidio Vargas and wife, Coralia Torres

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nulbio E. Navarro, 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:

Land in Davidson County, Tennessee, being all of Lot No. 139, Section Two, Fair Oaks, of record in Plat Book 4460, Pages 52 & 53, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

BEING the same property conveyed to Ovidio Vargas and wife, Coralia Torres by deed of record in Book 10954, Page 994, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4556, Page 718, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 05/03/04 14:30 2pgs
Fees:13.00 Taxes:407.00

20040503-0050153

unimproved ( )
This is improved (X) property, known as 195 Townes Drive, Nashville, Tennessee 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 hand s this 29th day of April 2004

Ovidio Vargas

Coralia Torres

Coralia Torres

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ovidio Vargas and wife, Coralia Torres

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Smyrna, Tennessee, this 29th day of April, 2004.

Commission expires August 22, 2004

Marilyn K. Fisher
Notary Public

MARILYN K FISHER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public