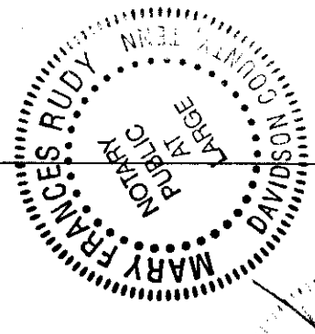


WARRANTY DEED

B-VALDEZ-04-5000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ricardo Catalan	Mi Casa of America	
500 Bell Trace Lane	(NAME) P.O. Box 158838	162-16-E-32 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Nashville, TN 37215-8838	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DIANE D. BOONE, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICARDO CATALAN AND WIFE, CAROLINA NAVARRO, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 on the Plan of Bell Crest, Section Two, of record in Plat Book 9700, Page 20, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Diane D. Boone, unmarried, by Deed dated July 27, 1998 and filed for record on December 21, 1998 in Book 11262, Page 487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Stormwater Detention Agreement of record in Book 9771, Page 565, and to PUD Boundary Plat of record in Book 7900, Page 719, Register's Office for said County.

Homeowners Association Charter filed for record in Book 9421, Page 454, in the Register's Office for Davidson, Tennessee.

Sanitary Sewer Easements of record in Deed Book 10131, Page 914 and Water Main Easement of record in Book 10131, Page 918, both of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 9408, Page 320, Book 9613, Page 20 and Book 9892, Page 927, Register's Office of said County.

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

unimproved ( )
This is improved (X) property, known as 500 Bell Trace Lane, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of April, 2004.

X Diane D. Boone by Michael S. Smith Attorney-in-Fact
Diane D. Boone by Michael S. Smith, Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 05/05/04 12:17 2pgs
Fees:13.00 Taxes:455.10



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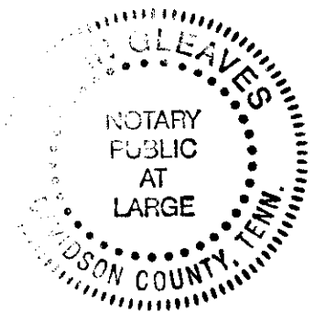
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael S. Smith, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Diane D. Boone and acknowledged that he/she executed the same as the free act and deed of the said Diane D. Boone.

Witness my hand and official seal at
Nashville, TN
on this the 27th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903