State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $77,500.00

Affiant

Subscribed and sworn before me this the 28th Day of April, 2004

Notary Public
My Commission Expires:

SUSAN MAGNUSON
Notary Public
At Large
RUTHERFORD COUNTY, TN

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Carlos R. Alvanez 176 Welworth Street Madison, Tennessee 37115	176 Welworth Street Madison, Tennessee 37115	CTX Mortgage Company, LLC 3100 West End Ave., Suite 1020 Nashville, Tennessee 37203

MAP 34-13 PARCEL 113

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ANA GLORIA CALDERON, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

CARLOS R. ALVANEZ, UNMARRIED AND REYNA I. GUTIERRIZ, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows:

Being Lot 23, of Block B on the plan of East Lawn as of record in Book 547, page 153 and 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ana Gloria Calderon, unmarried by Warranty Deed from Leo T. Ladd, unmarried of record in Book 10821, page 275, Register' s Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 547, page 153, and 154, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **28th Day of April, 2004**

Ana Gloria Calderon

Davidson County DEEDWARR
Recvd: 05/18/04 09:03 2pgs
Fees:13.00 Taxes:286.75

20040518-0057837

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of April, 2004, before me appeared

Ana Gloria Calderon

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public

