This Instrument Prepared by, & ~~Return~~ To:
Charles E. Reed, Attorney at Law
325 Plus Park Blvd., Suite 203
Nashville, TN 37217
Telephone: (615) 365-4014

Return to.

Service Escrow & Title, Inc.
6001 Jackson Sq. Blvd. Ste 700
Lavergne, TN 37086
615-793-8800

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Lilia Sarmiento
Affiant

Subscribed and sworn to before me, this 21st day of May, 2004

Jennifer R. Reed
NOTARY PUBLIC
Davidson County

Notary Public
My Commission expires: 3.25.06

Address of New Owner:
Juan A. Delgado
5325 Townes Court
Nashville, TN 37211

Send Tax Bills to:
~~NEW OWNER~~
CTX Mortgage Company, LLC
3100 West End Ave. Suite 1020
Nashville, Tennessee 37203

Assessor's Parcel ID:
162/05/077.00

Davidson County DEEDWARR
Recvd: 05/26/04 14:56 2pgs
Fees:13.00 Taxes:458.80
20040526-0062079

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lilia Sarmiento, an unmarried person, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Juan A. Delgado and wife, Norma C. Monreal, hereinafter called the Grantee, his/her/their heirs and assigns, the real property, together with all improvements located thereon, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 168 on the Plan of Hickory Valley, Section 1, of record in Plat Book 4175, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lilia Sarmiento, an unmarried person, by Warranty Deed from James Whitfield and wife, Margaret Whitfield, and Brad Whitfield, an unmarried person, of record at Book 9126, page 680, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2004 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of Hickory Valley, Section 1 of record in Plat Book 4175, page 754, Register's Office for Davidson County, Tennessee.
3. All matters of record in the Register's Office of Davidson, Tennessee.

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, his/her/their heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind him/her/themselves, his/her/their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his/her/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.

This property is improved property known as: 5325 Townes Court, Nashville, TN 37211.

WITNESS my hand this 21st day of May, 2004.

Lilia Sarmiento
Lilia Sarmiento

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 Lilia Sarmiento, the bargainor, 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 and official seal at LaVergne, Tennessee, this 21st day of May, 2004.

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee

Notary Public

My Commission expires: ~~03/19/2006~~
3-25-06