WARRANTY DEED

B-MCA-04-4744

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,600.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/3/07
(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
Maricruz Balcazar Guzman	CTX Mortgage Company, LLC	
4744 Terragon Trail (ADDRESS)	801 94th Avenue North (ADDRESS)	149-5-153
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (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 RAFAEL ORELLANO, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARICRUZ BALCAZAR GUZMAN, 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. 11 on the Plan of 2nd Revision, Section Five, Terragon Trails of record in Plat Book 5200, Page 18, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rafael Orellano from Brian Henley by Quitclaim deed dated May 17, 2004, recorded on May 17, 2004 in Instrument No. 20040517-0057682, Register's office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 5179, Page 214, 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 4744 Terragon Trail, 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 May, 2004.

Rafael Orellano by Anibal Pena
Rafael Orellano Atty-in-fact.

Davidson County DEEDWARR
Recvd: 06/09/04 14:21 2pgs
Fees:13.00 Taxes:357.42
20040609-0068366

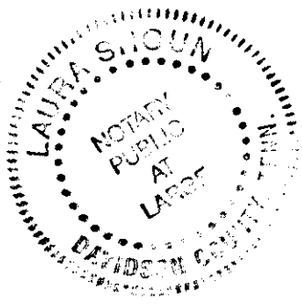
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anibal Pena, 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 Rafael Orellano and acknowledged that he/she executed the same as the free act and deed of the said Rafael Orellano.

Witness my hand and official seal at _____
on this the 27th day of May, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 5/30/04



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903