Davidson County DEEDWARR
Recvd: 06/10/04 15:27 2pgs
Fees:13.00 Taxes:357.05

20040610-0069132

mail
McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
TITLE ESCROWN, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Maria Guevara-Alvarado
92 Lyle Lane
Nashville, Tennessee 37210

SEND TAX BILL:
~~*To Mortgagee*~~
New Owner

MORTGAGEE:
COUNTRYWIDE HOME LOANS
3011 Armory Drive #120
Nashville, TN 37204

MAP AND PARCEL:
MAP 106-14
PARCEL 106.00
06DA-8860

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Paul D. Jones, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Maria Guevara-Alvarado, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 117, on the Plan of Raymond Heights, of record in Plat Book 1424, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Paul D. Jones, by deed from Clark Elliott and Darrell Warren, Co- Executors of the Estate of Carl Dean Wix a/k/a Carl D. Wix of record in INST: 20001018-0103384, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 2004 have been pro-rated and assumed by Grantees.

This conveyance subject to the Plan of record in Plat Book 1424, page 141; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4423, Page 141, said Register's Office.

This is improved property known as 92 Lyle Lane, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maria Guevara-Alvarado, unmarried, her heirs and assigns, forever; and I, Paul D. Jones, unmarried, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20 day of May, 2004.

Paul D. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paul D. Jones, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of May, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 96,500.00.

+maria B Guevara Alvarado
AFFIANT

Subscribed and sworn to before me this 20th day of May, 2004.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005