RETURN TO:
Hallmark Title Company
1000 Northchase Drive
Suite 100
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of June, 2004.

DEBORAH A. RAY NOTARY PUBLIC AT LARGE My Commission Exp. DAVIDSON CO., TENNESSEE

Notary Public

My Commission Expires: 1-28-06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 06/30/04 10:27 2pgs
Fees:13.00 Taxes:299.70
20040630-0077584

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Yadira Reyes
4645 Long Branch
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Countrywide Home Loans
2021 N. Gallatin Road, Suite 292
Madison, TN 37115

MAP-PARCEL NUMBERS:
148-8 parcel 211

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Obedala** hereinafter referred to as Grantors, hereby transfers and conveys to **Yadira Reyes** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being all of Lot No. 28, Section Eight on the Plan of Terragon Trails, as of record in Plat Book 5200, page 41 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Obedala by deed from AmSouth Bank of record in Instrument No. 200402110016568 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive Covenants of record in Book 5273, page 656 Register's Office for Davidson County, Tennessee.

Plan of Record in Plat Book 5200, page 41 Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4645 Long Branch, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 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 **GRANTEES**, 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 hand this 25th day of June, 2004.

David Obedala

Kelly Obedala

*** Kelly Obedala joins in the execution of this instrument for the purposes of conveying any and all interest she may have.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Obedala and wife Kelly Obedala, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2004.

Notary Public

My Commission Expires: 11-4-05

