Davidson County DEEDWARR
Recvd: 06/30/04 13:17 2pgs
Fees:13.00 Taxes:218.30

20040630-0077772

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN03774

WARRANTY DEED

PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES NOV 27 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Bonnie Kenaum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of June, 2004

Pamela B Matheney
Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rulfi Dominguez	**Countrywide Home Loans**	
541 Drake Avenue	**750 Old Hickory Blvd.**	**133-010-340**
Nashville, TN 37211	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jimmy R. Kenaum and wife, Alice F. Kenaum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rulfi Dominguez and wife, Maritza M. Dominquez

HEREINAFTER CALLED THE 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 and being Lot No. 2-A on the plan of Zone Lot Division of Lots 1, 2, 3, & 4 of the result of Lots 39 and 40 H. G. McNabb's Subdivision as of record in Book 6250, page 46, Register's Office for said county, to which plan reference is hereby made and the same incoporated herein for a more complete description of said lot.

Being the same property conveyed to Jimmy R. Kenaum and wife, Alice F. Kenaum, by Quit Claim Deed from Costel Balanescu, dated May 20, 2003 and recorded May 23, 2003 in Instrument Number 200305220070142, Register's Office for Davidson County, Tennessee. Property was previously conveyed to Costel Balanescu by Deed from Marbut Glenn Gaston, Jr., trustee dated December 20, 1994 and recorded December 21, 1994 in book 9551, page 621.

Unimproved ( )
This is improved (X) property known as **541 Drake Avenue, Nashville, TN 37211**
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 we do covenant with the said GRANTEES 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 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 our hands this 22nd day of June, 2004.

Jimmy R Kenaum
Jimmy R. Kenaum

Alice F. Kenaum
Alice F. Kenaum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jimmy R. Kenaum** and wife **Alice F. Kenaum** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, Tennessee, this 22nd day of June, 2004.

Commission Expires:_____

Lisa G. Page
Notary Public

My Commission Expires NOV. 26, 2005

LISA G. PACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this 22nd day of June, 2004.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this 22nd day of June, 2004.

My commission expires:_____ _____
Notary Public