THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way Suite 120
Brentwood, Tennessee 37027

PREPARED BY: BANKERS TITLE & ESCROW CORP. 5409 MARYLAND WAY SUITE 120 BRENTWOOD, TN 37027
RETURN TO:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Cesar A. Nieto
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2004

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cesar Nieto (NAME) | Countrywide Home Loans (NAME) | MAP 134-09-0 |
| 3633 Donna Kay Drive (ADDRESS) | 2021 N. Gallatin Rd. Suite 292 (ADDRESS) | PARCEL 074 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Madison, TN 37115 (CITY) (STATE) (ZIP) | |

FOR AND 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, Andrew E. Akin , an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cesar Nieto, a married man

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, being Lot No. 59 on the Plan of Woodland Hills, Phase One, of record in Book 6900, pages 666-669, as amended in Book 7564, page 404 and Surveyor's Correction in Book 7574, page 894, Register's Office for Davidson County, Tennessee.

SAID Lot No. 59 fronts 70.00 feet on the southwesterly margin of Donna Kay Drive and runs back a total of 190.27 feet on the broken northwesterly line and 171.90 feet on the southerly line to a line in the rear, which measures 50.33 feet thereon.

BEING the same property conveyed to Andrew E. Akin and wife, Kimberly Ruth Akin by Warranty Deed from Metropolitan Nashville Airport Authority of record in Book 9098, page 56, said Register's Office and to Andrew E. Akin by Quitclaim Deed from Kimberly Ruth Simpson Akin, of record in Book 9606, page 43, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/07/04 13:30 2pgs
Fees:13.00 Taxes:443.63
20040707-0080721

unimproved ( )
This is improved ( X ) property, known as 3633 Donna Kay Drive, Nashville, TN 37211
(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 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 my hand this 28th day of June, 2004

Andrew E. Akin

Andrew E. Akin

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 Andrew E. Akin

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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of June, 2004.

Commission expires July 24 2004

R. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENNESSEE

Notary Public

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 office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public