Davidson County DEEDWARR
Recvd: 07/09/04 08:05 2pgs
Fees:13.00 Taxes:351.50
20040709-0081606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Subscribed and sworn to before me, this 30th day of June 2004

My Commission Expires:
11/26/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO. MY COMM. EXP. 11/26/05

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SVS, INC.
205 POWELL PLACE
SUITE 227
BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: GERARDO SERRANO		NAME: COUNTRYWIDE HOME LOANS	
STREET ADDRESS: 201 OLD TUSCULUM		STREET ADDRESS: P.O. BOX 10423	
CITY:	STATE: TENNESSEE	CITY: VAN NUYS	STATE: CA
ZIP CODE: 37013		ZIP CODE: 91410	
MAP & PARCEL NO.: 162-06-0-034.00			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GWENDOLYN MARIE SMITH REES, AN UNMARRIED WOMAN,

HEREINAFTER CALLED GRANTOR HAS, BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO GERARDO SERRANO, A MARRIED MAN,

HEREINAFTER CALLED GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 60 ON THE PLAN OF FAIR OAKS, SEC. 1, AS SHOWN BY PLAT OF RECORD IN BOOK 4175, PAGES 42 AND 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GWENDOLYN MARIE SMITH REES BY QUIT CLAIM DEED FROM ARTHUR WILLIAM REES, DATED 09/11/02, RECORDED 09/13/02, AS DOCUMENT NO. 200209130111916, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 201 OLD TUSCULUM, ANTIOCH, TN 37013

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, FOREVER; AND I DO COVENANT WITH THE SAID GRANTEE THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAS 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 GRANTEE, HIS/HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER..

WITNESS MY HAND THIS 30TH DAY OF JUNE, 2004 .

Gwendolyn M. Rees
GWENDOLYN MARIE SMITH REES

State of TN
County of Williamson } ss

On this the 30th day of JUNE, 2004, before me, the undersigned Notary Public, personally appeared **Gwendolyn Marie Smith Rees**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 11/26/05

CARROLL R. LARCE NOTARY PUBLIC WILLIAMSON CO., TENN.
MY COMM. EXP. 11/26/05

WARRANTY DEED