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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $88,775.00

X Joaquin Ochoa
Affiant

Subscribed and sworn to before me,
this 28th day of June, 2004.

Notary Public

My commission expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

Davidson County DEEDWARR
Recvd: 07/22/04 16:20 2pgs
Fees:13.00 Taxes:328.47

20040722-0088054

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joaquin Ochoa	**Countrywide Home Loans**	**Map 107-5, Parcel 55**
723 Patricia Drive	**3011 Armory Drive, Suite 120**	
Nashville, TN 37217	**Nashville, TN 37204**	

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

Edwin N. Ukwu and wife, Susan Ukwu,

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

Joaquin Ochoa, an unmarried 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. 174, on the Plan of Bel-Air, Section 2, of record in Book 2900, pages 29, 30, 31 and 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Edwin N. Ukwu and wife, Susan Ukwu, by Quitclaim Deed, from Edwin N. Ukwu and Henrietta N. Ukwu, of Record in Instrument # 20010305-0020196, Dated February 21, 2001, Register's Office for Davidson County, Tennessee, also being the same property conveyed to Edwin N. Ukwu and Henrietta N. Ukwu, by Warranty Deed, from Janice Marie Bailey, single, of Record in Book 6895, page 652, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2900, Pages 29, 30, 31 & 32, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2964, Page 1, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved (x) unimproved ( ) property known as 723 Patricia Drive, Nashville, TN 37217.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 28th day of June, 2004.

x _____
Edwin N. Ukwu

x _____
Susan Ukwu

_____

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Edwin N. Ukwu and wife, Susan Ukwu, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2004.

_____
Notary Public

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

My Commission Expires:_____