This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TN
COUNTY of Williamson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$185,031.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the12th day of July, 2004.
Notary Public

NOTARY PUBLIC
Commission Expiration:
My Commission Expires JUNE 8, 2007

SALLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/26/04 09:59 2pgs
Fees:13.00 Taxes:684.61
20040726-0088870

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
AARON OCHOA, MARRIED	SAME ADDRESS	1216 CALVIN AVENUE NASHVILLE, TN 37206
		PROPERTY ADDRESS: SAME

MAP PARCEL NUMBER
83-5-321

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **JON A. GOAD, A MARRIED MAN AND RUSSELL S. MCWILLIAMS, A MARRIED MAN** (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **AARON OCHOA, MARRIED** ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

BEING LOT. NO. 48 ON THE MAP OF F.O. BEAZLEY'S SUBDIVISION, BLOCK C, OF RECORD IN BOOK 2, PAGE 66, CHANCERY COURT OF NASHVILLE, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO JON A. GOAD, A MARRIED MAN AND RUSSELL S. MCWILLIAMS, A MARRIED MAN BY SPECIAL WARRANTY DEED OF BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE DATED APRIL 11, 2003 AND RECORDED MAY 5, 2003 IN INST. NO. 20030505-0059390, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as: 1216 CALVIN AVENUE, NASHVILLE, TN 37206

This property is subject to all matters shown on the Plat of record in Book 2, Page 66 and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, their successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 16TH day of JULY, 2004.

JON A. GOAD (GRANTOR)

RUSSELL S. MCWILLIAMS

STATE OF TEXAS

COUNTY OF TARRANT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JON A. GOAD** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16TH **day of JULY, 2004.**

Notary Public

My Commission Expires: 3/3/05

PATRICK LEE MAGEE NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-03-2005

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUSSELL S. MCWILLIAMS** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16TH **day of JULY, 2004.**

Notary Public

My Commission Expires: 3/3/05

PATRICK LEE MAGEE NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-03-2005