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

WARRANTY DEED

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,500.00
Maria Morales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Morales (NAME)	Countrywide Home Loans (NAME)	MAP 052-01
520 Neely's Bend Road (ADDRESS)	3011 Armory Drive, Suite 120 (ADDRESS)	PARCEL 322
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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, Daniel Chaffin, a married man, and wife Joanne E. Chaffin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maria Morales and Bitelio Avalar Siberion, Madison, Tn 37115

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 the westerly part of Lot No. 2 on the unrecorded resubdivision of Lot No. 10 on the Map of Madison Park Subdivision, as of record in Book 421, Page 184, Register's Office for said County, Described as follows:

Beginning at a point in the South margin of Neely's Bend Road in the line between Lots Nos. 1 and 2, of said unrecorded resubdivision; thence along the line between Lots 1 and 2, South 2 degrees 51' West 398.1 feet to a stake in the northerly line of the Webb Hayes property; thence with this line North 37 degrees 30' East 125.8 feet to the southwest corner of part of Lot No. 2, conveyed to Earnest E. Tomlinson, Jr. and wife, by deed from D.C. Traylor and wife, as recorded in Book 2345, Page 59; thence along Tomlinson's West line, North 2 degrees 45' East 294.8 feet to a point in the south margin of Neely's Bend Road; thence with the margin of the same, West 71 feet to the point of beginning.

BEING the same property conveyed to Daniel Chaffin by Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record by Instrument No. 20030820-0121042, Register's Office for Davidson County, TN

CONTINUED

unimproved ( )
This is improved (X) property, known as 520 Neely's Bend Road, Madison, TN 37115
(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 30th day of June, 2004

Daniel Chaffin

Joanne E. Chaffin

Davidson County DEEDWARR
Recvd: 07/29/04 08:34 3pgs
Fees:18.00 Taxes:442.15

20040729-0090693

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Chaffin, a married man and Joanne E. Chaffin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the Y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of June 2004.

Commission expires _____

Notary Public

NEAL L. WISCHUSEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ My Commission Expires SEPT. 22, 2007 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

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.