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

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040321

I hereby certify this document to be a true copy of the original.
McCann & Hubbard

Send Tax Bills To:
Countrywide Home Loans
3011 Armory Drive, Suite 120
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 07/29/04 08:35 2pgs
Fees:13.00 Taxes:362.60
20040729-0090695

New Owner is:
Esteban Santiago
4977 Edmondson Pike
Nashville, TN 37211

MAP: 147-6
PARCEL: 144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thu Le and wife, Stephanie Le**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Esteban Santiago and wife, Sandra Santiago**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 683 on the Plan of Section Five, Caldwell Hall, of record in Plat Book 3106, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete desciption.

Being the same property conveyed to Thu Le and wife, Tram Thi Hai Do by Deed from Susan G. Scarbrough, dated 3/9/98, recorded 3/13/98 of record in Book 10837, Page 289, Register's Office of Davidson County, Tennessee. Tram Thi Hai Do a/k/a Stephanie Le by Certificate of Naturalization No. 27376506 Ins. Reg. # A042612960 and Dated September 2002.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21 day of July, 2004.

GRANTOR:

Thu Le

Thu Le

Stephanie Le

Stephanie Le

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thu Le and wife, Stephanie Le**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21 day of July, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Affiant

SWORN TO and subscribed before me this 21 day of July, 2004.

NOTARY PUBLIC

A. SCOTT HUDDLESTON NOTARY PUBLIC AT LARGE

My commission expires:

_____