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 $147,000.00 Juan M Monge
Affiant

Subscribed and sworn to before me,
this 23rd day of July, 2004. _____ My commission expires
Notary Public

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

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

Davidson County DEEDWARR
Recvd: 08/04/04 08:05 2 pgs
Fees:13.00 Taxes:543.90
20040804-0093130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juan M. Monge	**Countrywide Home Loans**	**Map 148-6, Parcel 39**
3800 East Ridge Drive	**3011 Armory Drive, Suite 120**	
Nashville, TN 37211	**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,

Jackeline Carmen Trippiedi , unmarried

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

Juan M. Monge, 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. 49 on the Plan of Murray Heights, of record in Plat Book 2663, page 37, and amended in Plat Book 2799, page 258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sergio O. Gudiel Cruz, by Warranty Deed, from Larry Joe Brown and wife, Sandra Faye Dies, of record in Instrument # 20020124-0010243, Dated January 18, 2002, Register's Office for Davidson County, Tennessee. Sergio O. Gudiel Cruz, by Quitclaim Deed conveyed said property to Leon Sharber, Trustee, and by same Quitclaim Deed, for the express purpose of making a re-conveyance to create a tenancy by the entirety, Leon Sharber, Trustee, reconveyed said property to Sergio O. Gudiel Cruz and wife, Jackeline Carmen Trippiedi, of record in Instrument # 20020219-0020671, Dated February 12, 2002, Register's Office for said County. Also being the same property conveyed to Jackeline Carmen Trippiedi, by Quitclaim Deed, from Sergio O. Gudiel Cruz, of record in Instrument # 20030318-0035793, Dated February 10, 2003, and re-recorded in Instrument # 20030502-0058926, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2663, Page 37, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2706, Page 329, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.
Rights or claims of parties in possession not shown by the public records.
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved (X) unimproved ( ) property known as 3800 East Ridge Drive, Nashville, TN 37211.

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 23rd day of July, 2004.

Jackeline Carmen Trippiedi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Jackeline Carmen Trippiedi, 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 23rd day of July, 2004.

Notary Public

My Commission Expires:_____

