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 $135,000.00 + Miguel Romero
Affiant

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Subscribed and sworn to before me,
this 28th day of July, 2004. _____
Notary Public

My commission expires: _____
My Commission Expires March 27, 2006

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

Davidson County DEEDWARR
Recvd: 08/05/04 16:26 2pgs
Fees:13.00 Taxes:499.50
20040805-0094612

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Miguel Romero	**Countrywide Home Loans**	**Map 133-07-0, Parcel 091**
143 McCall Street	**3011 Armory Drive, Suite 120**	
Nashville, TN 37211-3086	**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,

Maria D. Flores , a married woman

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

Miguel Romero, 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. 38 on the Revised Map of Parma Heights, Section 2, as of record in Book 2083, page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Magdaleno Flores and Maria D. Flores, by Warranty Deed, from Selene G. Crabtree, unmarried, of record in Book 1550, page 562, Dated November 24, 2001, also being the same property conveyed to Maria D. Flores, by Quitclaim Deed, from Magdaleno Flores, in Instrument # 20040316-0029842, Dated March 9, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2083, Page 71, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2153, Page 14, 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 property known as 143 McCall Street, Nashville, TN 37211-3086.

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 July, 2004.

X Maria D Flores
Maria D. Flores

X MAGDALENO FLORES
Magdaleno Flores

MAgdaleno Flores, husband of Maria Flores, joins in the execution of this ~~instrument for the purpose of conveying his~~ marital interests, if any, in subject property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

* and Magdaleno Flores

Personally appeared before me, a Notary Public of said County and State, Maria D. Flores*, 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 July, 2004.

Notary Public

SCOTT HUDDLESTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____