FILE BOX 84

Davidson County DEEDWARR
Recvd: 08/24/04 12:55 2pgs
Fees:13.00 Taxes:458.80

20040824-0102173

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $124,000.00.

Subsribed and sworn before me this the 20th day of August, 2004.

JENNIFER CROWELL
NOTARY PUBLIC
AT LARGE
LEWIS COUNTY, TN

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
(Affix Seal) May 23, 2006

Meredith L. Curry
Affiant

Jennifer Crowell
Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400689
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Pedro Urrutia
3815 Ezell Road
Nashville, TN 37211

Send tax bills to:
Just Mortgage Inc.
13181 Crossroads Pkwy, Ste 20
City of Industry, CA 91746

Map 148-6 Parcel 78

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Rosa K. Horton, An Unmarried Woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Pedro Urrutia, A Married Man

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 67 on the Plan of Murray Heights of record in Book 2663,Page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to George W. Horton, Jr. and wife Rosa K. Horton by Deed of record in Book 2753, Page 39; dated 6/19/58; said Register's Office.
The said George W. Horton, Jr. now being deceased.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 3815 Ezell Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 20th day of August, 2004.

Rosa K. Horton
Rosa K. Horton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Rosa K. Horton , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 08/20/04.

My commission expires:

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public