Davidson County DEEDWARR
Recvd: 09/03/04 15:41 2pgs
Fees:13.00 Taxes:399.60

20040903-0107281

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-6-06

(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

P-CITY-04-4936

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose A. Garcia Escobedo	Countrywide Home Loans, Inc.	
4936 Cimarron Way (ADDRESS)	718 Thompson Lane, Suite 101 (NAME) (ADDRESS)	162-03-0-041.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOUG LAWRENCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSE A. GARCIA ESCOBEDO, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 134 on the plan of Apache Hills, Section 3, of record in Book 4175, page 9, Register's Office for Davidson County, Tennessee and described as follows: Said Lot 134 fronts 80 feet on the Easterly margin of Cimarron Way and extends back 125.0 feet on the Northerly line and 138.10 feet on the Southerly line to a dead line in the rear measuring 81.0 feet.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed, dated March 24, 2004 and filed of record as Instrument No. 20040412-0040511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is a transfer of a property where the owner has not resided on the property at any time.

unimproved ( )
This is improved (X) property, known as 4936 Cimarron Way, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of August, 2004.

Doug Lawrence

STATE OF Tennessee

COUNTY OF Davidson

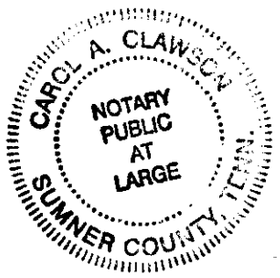
I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Doug Lawrence personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of August, 2004.

Carol A Clawson
Notary Public

My Commission Expires: 6-6-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067