#8580
Box 13

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 09/29/04 12:08 2pgs
Fees:13.00 Taxes:428.83
20040929-0117112

ADDRESS NEW OWNER:
Rosalio Montoya, and wife, Emelia Avalos
311 Tampa Drive
Nashville, Tennessee 37211

MORTGAGEE:
Argent Mortgage Company, LLC
445 Broadway, 16th Floor
White Plains, NY 10604

SEND TAX BILL:
~~*To Owner*~~
Argent Mortgage Company, LLC
333 Westchester Ave., 1st Floo
White Plains, NY 10604
MAP AND PARCEL:
MAP 133-16
PARCEL 065.00
05DU-10158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Hoang Van Nguy and wife, Photay Nguy hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rosalio Montoya, and wife, Emelia Avalos, 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:

> BEING Lot No. 16, on the Plan of Kenilworth Estates, Section III of record in Plat Book 2900, Pages 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Hoang Van Nguy and wife, Photay Nguy, by deed from Secretary of the Housing and Urban Development, of record in INST: 2004040-0039445, and subsequently to Hoang Van Nguy and wife, Photay Nguy by deed from Rafael Cardona of record in INST: 20040722-0087996, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 2004 have been pro-rated and assumed by Grantees.

THIS conveyance subject to such easements and setback lines of record in Book 2900, Page 149, said Register's Office.

This is improved property known as 311 Tampa 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 Rosalio Montoya, and wife, Emelia Avalos, their heirs and assigns, forever; and we, Hoang Van Nguy and wife, Photay Nguy do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of September, 2004.

Hoang Van Nguy

Hoang Van Nguy for Photay Nguy as power attorney in fact
Photay Nguy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Hoang Van Nguy and wife, Photay Nguy the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of September, 2004.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 115,900.00.

AFFIANT

Subscribed and sworn to before me this 17th day of September, 2004.

NOTARY PUBLIC
My Commission Expires:

State of Tennessee
County of Davidson
One this the 17th day of September, 2004 before me personally appeared Hoang //✓ Van Nguy, the personal who executed the foregoing instrument on behalf of Photay Nguy and acknowledged that he executed the same as the free act and deed of the said Photay Nguy through Power of Attorney granted he by the said Photay Nguy.

connission expires:" 5/28/2006

Notary Public