WARRANTY DEED

B-VALDEZ-04-3112

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 10, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Carmelo Amaya	Guaranty Residential Lending,	
3112 Goodwin Drive (ADDRESS)	1300 S. Mopac Expressway (NAME) (ADDRESS)	136.13-0-084.00
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Austin, TX 78746-6947 (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 PHILLIP S. SEGRAVES AND WIFE, MONICA ERGUETA-SEGRAVES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSE CARMELO AMAYA AND JESUS MANUEL PORTILLO, 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:

BEING LOT 60 ON THE PLAN OF EDGE-O-LAKE SUBDIVISION, SECTION 20-A, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 183, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM DONNA FAYE PADGETT, UNMARRIED TO PHILIP S. SEGRAVES, MARRIED, AS RECORDED ON THE 18TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040518-0058315, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID MONICA ERGUETA-SEGRAVES JOINS IN THIS INSTRUMENT TO CONVEY ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 5460, page 269; Book 5496, page 697 and Plat Book 5200, page 183, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3112 Goodwin Drive, Nashville, Tennessee 37217
(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 30th day of September, 2004.

Phillip S. Segraves

Monica Ergueta-Segraves

Davidson County DEEDWARR
Recvd: 10/13/04 08:08 2pgs
Fees:13.00 Taxes:462.13

20041013-0123124

STATE OF Tennessee
COUNTY OF Davidson

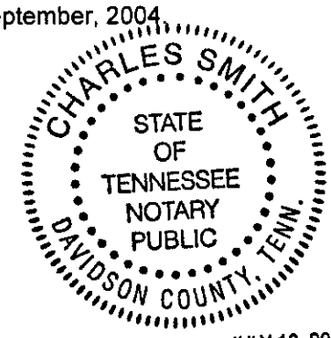
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip S. Segraves and Monica Ergueta-Segraves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903