This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jose D. Maldonado
4913 Barella Dr.
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 10/26/04 14:22 2pgs
Fees:13.00 Taxes:417.73
20041026-0128789

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
2021 N. Gallatin Road, Suite 292
Madison, TN 37115

MAP	**162**
GROUP	**3**
PARCEL	**334**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Frank N. Rosa and wife, Wanda K. Rosa** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Jose D. Maldonado, unmarried,** hereinafter called the "GRANTEE", his 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. 113 on the Plan of Haywood Hills, Section IV, of record in Plat Book 4675, page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Frank N. Rosa and wife, Wanda K. Rosa by deed from Robert Rucker Amme and wife, Martha Karen Amme of record in Book 5059, page 794, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 4913 Barella Dr., Antioch, Tennessee 37013.

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the 22nd day of October, 2004.

Frank N. Rosa

Wanda K Rosa

Frank N. Rosa

Wanda K. Rosa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frank N. Rosa and wife, Wanda K. Rosa**, 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 this 22nd day of October, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $112,900.00.

Jose D. Maldonado
AFFIANT

Subscribed and sworn to before me on this 22nd day
of October, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008