Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/04 09:34 2pgs
Fees:13.00 Taxes:438.45

20041210-0147123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12/08/04.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHAEL T. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sebastian Munoz et ux (NAME)	Southeast Financial C.U. (NAME)	96-14
3040 Boulder Park Dr. (STREET ADDRESS/ROUTE NUMBER)	444 James Robertson Pkwy. (STREET ADDRESS)	221.00
Nashville, TN 37214 (CITY/STATE/ZIP)	Nashville, TN 37219 (CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

William C. Boone unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sebastian Munoz and wife Normeli Moreno

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:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Hickory Bend, Section 3, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to William C. Boone, by Special Warranty Deed from Citifinancial Mortgage Company, Inc., dated July 28, 2004, recorded July 29, 2004, of record in Instrument Number 200407290091096, Register's Office for Davidson County, Tennessee.

Subject to the following: all matters noted on Plan of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee; easements of record in Book 6232, page 924, and Book 4772, page 687, said Register's Office, and otherwise of record; restrictions in Book 3642, page 478, said Register's Office, and otherwise of record; zoning and/or health department regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county taxes were prorated for current year as of date of deed and paid at closing.

This is unimproved ( )
improved (X) property, known as 3040 Boulder Park Dr. (House Number/Street) Nashville (City/Town) TN (State) 37214 (Postal Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we 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 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 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 hand this 8th day of December, 2004.

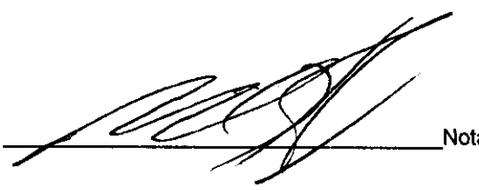
William C. Boone by Tim Pennington AIF

WILLIAM C. BOONE by Tim Pennington, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tim Pennington, Attorney in Fact for William C. Boone, unmarried,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Attorney in Fact for William C. Boone, and who further acknowledged that he executed the within instrument for the purposes therein contained, by signing the name of William C. Boone as his Attorney in Fact, having full authority to so act under the terms of the Limited Power of Attorney recorded herewith.

Witness my hand and official seal at **Nashville**, **TN**, this **12/08/04**.



Notary Public

Commission Expires: 9/20/2008

