Davidson County DEEDWARR
Recvd: 12/10/04 15:13 2pgs
Fees:13.00 Taxes:360.38

20041210-0147492

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $97,400.00

Affiant

Subscribed and sworn to before me, this 29th day of November, 2004.

Notary Public
My commission expires: 5/24/2008

02-0411-43578

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Monserrat C. Ramos	Countrywide Home Loans, Inc.	162-12-0-A-052.00
313 Brittany Park Place	801 Crescent Center Drive, Suite 510	
Antioch TN 37013	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marino P. Francisco, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Monserrat C. Ramos, unmarried, hereinafter called the Grantee, her successors 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. 52 on the Plan of Brittany Park, Phase II, of record in Book 9700, Page 796, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Marino P. Francisco by deed dated 2/22/00 of record in Instrument No. 200002280019349, Register's Office for Davidson County, Tennessee.
>
> SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 313 Brittany Park Place, Antioch, TN 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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 29th day of November, 2004.

Marino P. Francisco

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marino P. Francisco, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of November, 2004.

State of Tennessee at Large

My Commission expires 5/24/2008