WARRANTY DEED

B-AFG-04-358

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Charles B. Valdez

Affiant

Subscribed and sworn to before me this 29th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: SEPT. 30 2006

(AFFIX SEAL)

GINA A. MORROW NOTARY PUBLIC DAVIDSON CO., TN MY COMMISSION EXPIRES

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
Charles Brett Valdez	Homecomings Financial Network,	
358 Ocala Drive (ADDRESS)	2101 Rexford, Suite 168W (NAME)	162-5-30
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (ADDRESS) (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 MARY E. CUNNINGHAM, MARRIED AND MATTIE ELIZABETH CRISWELL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES BRETT VALDEZ, UNMARRIED, 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:

Lot 76, SOUTHWOOD Subdivision, as shown on plat of record in Plat Book 2663, Page 125-126, 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 to Mary E. Cunningham, married, and Mattie Elizabeth Criswell, unmarried, joint tenants with right of survivorship by Warranty Deed from Harry H. Anglin and wife, Rebecca G. Anglin, recorded the 1st day of April, 1997 in Deed Book 10398, Page 295, in the Register's Office of Davidson County, Tennessee..

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 358 Ocala Drive, Nashville, Tennessee 37211
(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 29th day of December, 2004.

Mary E. Cunningham

Mary E. Cunningham, married

Mattie E. Criswell

Mattie Elizabeth Criswell

Davidson County DEEDWARR
Recvd: 01/03/05 09:34 2 pgs
Fees:13.00 Taxes:481.00

20050103-0000222

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary E. Cunningham and Mattie Elizabeth Criswell, 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 29th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903