Davidson County DEEDWARR
Recvd: 01/06/05 13:01 2 pgs
Fees:13.00 Taxes:632.70

20050106-0002330

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 171,000.00 .

Michelle S Calderon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF December,
2004

Deborah K. Devine
NOTARY PUBLIC

My Commission expires: 11/22/08

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michelle S. Calderon	America's Wholesale Lender	Map: 136-5-A-69 CO Parcel:
(NAME) 3005 Harbor Lights Drive	(NAME) P.O. Box 660694	Map: Parcel:
(ADDRESS) Nashville, TN 37217	(ADDRESS) Dallas, TX 75266	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 04080155

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

RICHARD M. BUNZEL , unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MICHELLE S. CALDERON, AN UNMARRIED WOMAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 74, as shown on the map entitled Bayview Estates, Phase Two, of record as Instrument No. 20000609-0057633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RICHARD M. BUNZEL, UNMARRIED, by deed of record as Instrument No. 20020304-0026962, said Register's Office.

This is improved property known as 3005 HARBOR LIGHTS DRIVE, Nashville, Tennessee 37217

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 1 day of November, 2004

RICHARD M. BUNZEL

STATE OF ~~TENNESSEE~~ Wisconsin

COUNTY OF ~~DAVIDSON~~ Milwaukee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RICHARD M. BUNZEL the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 1 day of November, 2004

NOTARY PUBLIC

My Commission expires: 02-12-06

GEORGIA ... NOTARY PUBLIC STATE OF WI...

AFTER RECORDING
RETURN TO:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#1478