#9097 Box 13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,800.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2004

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hector Rigoberto Nunez	CTX Mortgage Company	Map 133
3909 Scotwood Drive	P.O. Box 199114	Group 12
Nashville, TN 37211	Dallas, TX 75219-9114	Parcel 240

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, we

Kathy Jo Kemmer f/k/a Kathy K. Kincaid, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Hector Rigoberto Nunez, married
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:

BEING Lot No. 54, on the Plan of Section Three, Greenwood Hills, of record in Plat Book 5050, Page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kathy Jo Kemmer Kincaid by Divorce Decree from William Bradley Kincaid, III, of record in Book 11228, Page 221, said Register's Office. See also prior deed of record in Book 8118, Page 200, said Register's Office. The said Kathy Jo Kemmer Kincaid is now known as Kathy Jo Kemmer.

This conveyance is subject to Restrictions of record in Book 5086, Page 766, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 5050, Page 10, said Register's Office.

Kathy Jo Kemmer, Kathy Jo Kemmer Kincaid, and Kathy K. Kincaid being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3909 Scotwood Drive, Nashville, TN 37211

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 13th day of December, 2004.

Kathy Jo Kemmer

Davidson County DEEDWARR
Recvd: 01/06/05 13:53 2 pgs
Fees:13.00 Taxes:443.26

20050106-0002423

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 Kathy Jo Kemmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2004.

My Commission Expires: 1/9/05

Notary Public

