FILE BOX 30

Davidson County DEEDWARR
Recvd: 01/25/05 14:38 2 pgs
Fees:13.00 Taxes:329.30

20050125-0009203

WARRANTY DEED

G-CBB-05-1507

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

April Anderson
Affiant

Subscribed and sworn to before me, this 21st DAY OF January, 2005.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER CROWELL NOTARY PUBLIC AT LARGE LEWIS COUNTY, TN

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

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
Maria E. Rosales-Arias	Countrywide Home Loans	
1507 Denise Court (ADDRESS)	3011 Armory Drive, Suite 120 (ADDRESS)	
Nashville, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	148-07-68.00

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 MELVIN R. GIBSON, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIA E. ROSALES-ARIAS, A SINGLE WOMAN, 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:

Land in Davidson County, Tennessee, being Lot 815, CHEROKEE HILLS, SECTION EIGHT, as shown on plat of record in Plat Book 3700, Page 154, 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 Melvin R. Gibson, Jr. by Warranty Deed from Betty R. Fort, unmarried, recorded the 20th day of November, 1998 in Deed Book 11214, Page 417, 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 in Plat Book 3700, page 154; Book 4198, page 609; Book 4518, page 495, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1507 Denise Court, Nashville, Tennessee 37013
(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 21st day of January, 2005.

Melvin R. Gibson Jr.
Melvin R. Gibson, Jr.

STATE OF Tennessee
COUNTY OF Davidson

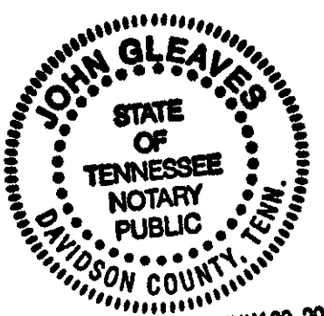
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melvin R. Gibson, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 21st day of January, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903