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WARRANTY DEED

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20050125-0009243

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

xBeAtriz Zamora
Affiant

Subscribed and sworn to before me this 21 day of January, 2005.

Notary Public
My Commission expires: April 18, 2005

MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Oscar Ortez	Countrywide Home Loans	133-12-0-313
621 Kay Court	3011 Armory Drive, Suite 120	
Nashville, TN 37211	Nashville, TN 37204	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas F. Cone**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Oscar A. Ortez, a single man, and Beatriz Zamora, a single woman,*** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* as joint tenants with right of survivorship

Being Lot No. 51 on the plan of Plan of Addition to Greenwood Hills, Section 3, of record in Plat Book 5200, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas F. Cone, by deed from Aubrey B. Harwell, Jr. Trustee, and Aubrey B. Harwell, Jr., individually, on July 21, 1989, of record in Book 7894, page 993, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 5200, page 33, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5209, page 325; in Book 5259, page 933; in Book 5303, page 873; in Book 5333, page 311; and in Book 6380, page 413, Register's Office for Davidson County, Tennessee.

This is improved property known as: **621 Kay Court, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

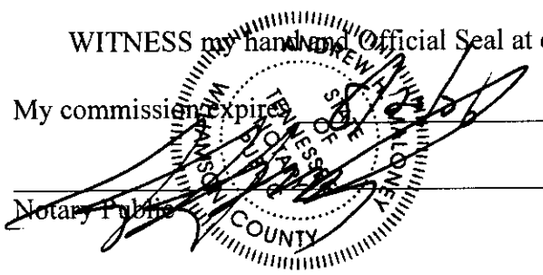
WITNESS our hands this January 21, 2005.

Thomas F. Cone

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas F. Cone** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 21, 2005



My commission expires _____

_____
Notary Public