Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $126,500.00

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Affiant

Subscribed and sworn to before me, this 24 day of January, 2005.

Notary Public
My commission expires: 11-27-2006

15-0412-150091

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Daniel Herrera	Countrywide Home Loans	96-11-0
3203 Lakeland Drive	801 Crescent Centre Dr., Ste 520	195
Nashville TN 37214	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Juan M. De La Torre, married,** hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Daniel Herrera and wife, Florentina Herrera**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 95 on the Plan of Hickory Bend, Section I, of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Juan M. De La Torre, married, by deed from Homer Green and wife, Jean Johnson Green, dated 11/24/97, of record in Book 10705, Page 836, Register's Office for Davidson County, Tennessee.

Maria I. De La Torre, wife of Juan M. De La Torre, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3203 Lakeland Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 01/26/05 10:27 2 pgs
Fees:13.00 Taxes:468.05
20050126-0009653

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 24 day of January, 2005.

Juan M. De La Torre

Maria I. De La Torre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Juan M. De La Torre and Maria I. De La Torre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 24 day of January, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

