Davidson County DEEDWARR
Recvd: 02/09/05 11:10 2 pgs
Fees:13.00 Taxes:429.20

20050209-0015108

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

Subscribed and sworn to before me, This 2nd day of February, 2005.

Notary Public

My Commission Expires: 7-9-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner
Cristobal Lagunas Lara
4932 Cimarron Way
Antioch, TN 37013

Send Tax Bills to:
Market Street Mortgage
P.O. Box 22128
Tampa, FL 33622

Map-Parcel
162-3-40

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash inhand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Nixon Molina and wife, Rosa LaBoy, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cristobal Lagunas Lara, married, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 133, Section III, Apache Hills, of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a morecomplete description.

Being the same property conveyedto Nixon Molina and wife, Rosa LaBoy by deed of record in Instrument No. 20040308-0026056, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 4175, Page 9, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book Book 4225, Page 657, amended in Book 4361, Page 162 and Book 4434, Page 301, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4932 Cimarron Way Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of February, 2005

Nixon Molina

Rosa LaBoy

STATE OF TN
COUNTY OF Davidson

Before me, Laura Shoun, a Notary Public in and for the said County and State, personally appeared Nixon Molina and Rosa LaBoy, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee this 2nd day of February, 2005.

Notary Public

MY COMMISSION EXPIRES 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN