FILE BOX 30

Davidson County DEEDWARR
Recvd: 03/01/05 15:42 2 pg
Fees:13.00 Taxes:471.75

20050301-0022601

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $127,500.00.

Subsribed and sworn before me this the 23rd day of February, 2005.

SUSAN L. WILLIS
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
November 26, 2005

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500144
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Jorge A. Salvador and Ambar Salvador-Hernandez
605 Sandy Spring Trail
Madison, TN 37115

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 52-8-A Parcel 307

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Thomas S. Lawrence and Janice S. Lawrence, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jorge A. Salvador, a single man and Ambar Salvador-Hernandez, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 98 on the Plan of Phase Two, Section Five, Heron Walk, a Planned Unit Development of record in Plat Book 9700, page 923, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Thomas S. Lawrence and Janice S. Lawrence, husband and wife, by Deed of record in Instrument No. 200005020043805; dated 4/28/00, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 605 Sandy Spring Trail, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 23rd day of February, 2005.

Thomas S. Lawrence

Janice S. Lawrence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Thomas S. Lawrence and Janice S. Lawrence, husband and wife, the 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 and official seal, this 23rd day of February, 2005.

My commission expires:
11/26/05

Notary Public

SUSAN L. WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUSAN L. WILLIS
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
November 26, 2005