PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

03/14/05 JRR/aw

This instrument prepared by:

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

Davidson County DEEDWARR
Recvd: 03/18/05 11:42 3 pgs
Fees:18.00 Taxes:814.00
20050318-0029967

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481

WARRANTY DEED

Address New Owner(s) as follows: **LUIS MOLINA and wife, MARIA MOLINA, 206 South Graycroft Avenue, Madison TN 37115**

Name and Address of the person or entity responsible for payment of real property taxes: Countrywide Home Loans, Inc.
4500 Park Granada, Calabasas, CA 91302-1613

Map/Group/Parcel No. **051-02-0 018.00**, Field Book No. **11D-18740**

For and in consideration of the sum of **TWO HUNDRED TWENTY THOUSAND ($220,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, I, **AILENE VIRGINIA BROWN CARD**, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey to **LUIS MOLINA and wife, MARIA MOLINA**, their heirs and assigns, hereinafter referred to as Grantee(s), a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property known as **206 South Graycroft Avenue, Madison, Davidson County, Tennessee 37115.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **LUIS MOLINA and wife, MARIA MOLINA**, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said land to the said

Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 14th day of March 2005.

Ailene Virginia Brown Card
AILENE VIRGINIA BROWN CARD

By George W. Card, atty-in-fact
George W. Card, Attorney-in-Fact, pursuant to a Special Power of Attorney recorded as Instrument No. 20050318-0029966, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **GEORGE W. CARD**, to me known or who proved to me on the basis of satisfactory evidence, who acknowledged that he is the true and lawful attorney-in-fact of AILENE VIRGINIA BROWN CARD, and the person who executed the foregoing instrument in behalf of **AILENE VIRGINIA BROWN CARD** and as the free act and deed of AILENE VIRGINIA BROWN CARD.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March 2005.

L R. B
Notary Public

JOHN R. REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My commission expires 20 Sept. 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**220,000.00**.

George W Card, atty-in-fact
Affiant

Subscribed and sworn to before me this 14th day of March 2005.

L R. B
Notary Public

JOHN R. REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My commission expires 20 Sept. 2008

EXHIBIT A

206 South Graycroft Avenue, Madison
Davidson County, Tennessee 37115
Map/Parcel Nos. 051-02-0 018.00
Field Book No. **11D-18740**

A plot of land in the Eleventh Civil District of Davidson County, Tennessee, fronting on the westerly side of Graycroft Road and beginning at a point on the westerly margin of Graycroft Road 720 feet north of said road's intersection with Chadwell Avenue, running thence northerly with the westerly margin of Graycroft Road 170 feet to a point, thence westerly at an approximate right angle to Graycroft Road and parallel with the northerly side of Chadwell Avenue 375 feet, more or less, to O. R. Slates' property line; thence southerly with the said Slates property line 170 feet to a point and thence easterly and parallel to the second course 375 feet, more or less, to the point of beginning, and containing 1.47 acres, more or less.

Being the same property conveyed to **W. J. CARD and wife, AILENE VIRGINIA BROWN CARD**, by Deed from **Harry S. Purvis and wife, Marjorie M. Purvis**, and shown of record in Book **3644**, page **27**, Register's Office for **Davidson** County, Tennessee.

W. J. Card died on the 07th day of June 1995.

William J. Card and William Judson Card were one and the same person.