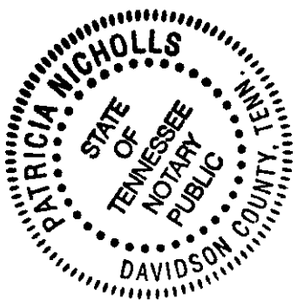
FILE BOX #45

WARRANTY DEED



State of Tennessee)
County of Davidson)

Q#2859.2

The actual consideration or value, whichever is greater, for this transfer is **$99,800.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2005.

Notary Public

My commission expires: 1/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JUAN C. VALADEZ	**Long Beach Mortgage Company**	**Map 134-09-0, Parcel 094.00**
3628 Donna Kay Drive	320 Interstate North Pkwy.	
	Suite 500	
Nashville, TN 37211	Atlanta, GA 30339	

Davidson County DEEDWARR
Recvd: 04/04/05 10:35 2 pg
Fees:13.00 Taxes:369.26

20050404-0036088

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

FLORENCE J. BERKLEY, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUAN C. VALADEZ, a married person

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 80 on the Plan of Woodland Hills, Phase One, as of record in Book 6900, Pages 666-669, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Florence J. Berkley, unmarried, by Warranty Deed dated November 30, 1988, from Fox Ridge Homes, Inc., of record in Book 7719, Page 986, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 7632, Page 947, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (_X_) unimproved (____) property, known as: **3628 Donna Kay Drive, Nashville, TN 37211**.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 heirs and assigns, against the lawful claims of all persons whomsoever. 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 **31st** day of **March, 2005.**

FLORENCE J. BERKLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FLORENCE J. BERKLEY, an unmarried woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **March, 2005.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05