Davidson County DEEDWARR
Recvd: 04/15/05 08:12 2 pgs
Fees:13.00 Taxes:460.65

20050415-0041907

WARRANTY DEED

CARRIE CAMERON SNOW
Notary At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 2005

Notary Public

MY COMMISSION EXPIRES: 8-16-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Value Title, LLC, 613 Potomac Place, Suite 203, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Valdez	IndyMac Bank, FSB	133-08-0-062.00
(NAME)	(NAME)	
4614 WESTDALE AVENUE	3465 East Foothill Boulevard	
(ADDRESS)	(ADDRESS)	
LOSANGELES, CA 90041	Pasadena, CA 91107	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Jorge Casarez, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maria Valdez, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 all of Lot No. 28, Section Two Addition to Greenwood Hills, of record in Plat Book 5200, Page 62, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Jorge Casarez, unmarried by deed of record in Book 11661, Page 168, dated September 9, 1999, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5303, Page 873 and Book 6380, Page 413, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Jorge Casarez by Bradley J. Johnson as his Attorney-in-Fact pursuant to recorded Power of Attorney of record as Instrument Number 20050415004190 6, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 228 & 230 Brevard Court, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

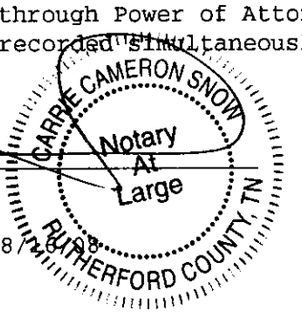
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 5th day of April, 2005

Jorge Casarez
By: Jorge Casarez
Bradley J. Johnson, Attorney-in-fact
By Bradley J. Johnson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4/5/05 before me personally appeared Bradley James Johnson (known to me or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jorge Cazares, and who upon his or her oath acknowledged that he executed the same as the free act and deed of the said Jorge Casarez, through Power of Attorney granted him by the said Jorge Casarez and being recorded simultaneously herewith.



Notary Public

My Commission Expires: 8/26/08