Return To:
#500243

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

April Anderson
Affiant

MEREDITH L. SHRADER
NOTARY PUBLIC AT LARGE
GILES COUNTY, TN

MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

Subscribed and sworn to before me, this 13th day of April, 2005.

Meredith L Shrader
Notary Public
My commission expires:

03-0503-32640

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joel Arnaya 3249 Clapham Road Antioch, TN 37013	Countrywide Home Loans, Inc. 3011 Armory Drive, Ste. 120 Nashville, TN 37204	149-03-0-A-026.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bert H. Christmon, Jr.**, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joel Amaya and Felipe Amaya**, hereinafter called the Grantees, their successors 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. 99, on the Plan of Chelsea Village Addition, Section Two, of record in Book 7900, Page 903, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bert H. Christmon, Jr., by deed from Butler Builders of record in Book 10017, Page 322, Register's Office for Davidson County, Tennessee.

Antoinette M. J. Christmon, wife of Bert H. Christmon, Jr., hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3249 Clapham Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 04/20/05 14:10 2 pg
Fees:13.00 Taxes:518.00
20050420-0044055

WITNESS my hand this 13th day of April, 2005.

Bert H. Christmon, Jr.

Antoinette M. J. Christmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bert H. Christmon, Jr., and Antoinette M. J. Christmon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of April, 2005.

Notary Public
State of Tennessee at Large

My Commission expires: 6-19-07

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN