THIS INSTRUMENT PREPARED BY:
Equity Title & Trust, Inc.
2592 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 04/21/05 09:54 2 pg
Fees:13.00 Taxes:532.80
20050421-0044346

ADDRESS NEW OWNER:
Jennifer Cortez-Bonilla
4520 Highland Ridge Drive
Antioch, Tennessee 37013

MORTGAGEE:
America's Wholesale Lender
P.O. Box 10212
Van Nuys, CA 91410

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map: 163-02-0
Parcel: 067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Susan D. Dowdy, Trustee,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Bonilla,** 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:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Being Lot Number 114, of Hickory Highland Place, Section Two (2), recorded in Instrument Number 20010608-0060706, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Rashanda Leni Ware Trust, Susan D. Dowdy, as Trustee, by Warranty Deed from Rashanda Leni Ware, dated January 9, 2004, and recorded in Instrument Number 20040114-0006044, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4520 Highland Ridge Drive, Antioch, Tennessee 37013.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10421, page 239, Book 11103, page 990, Book 11306, page 572, Book 11667, page 310, and in Instrument No. 199912230306511, and Instrument No. 200002010010122, and easements, covenants and conditions as shown on the Plan of record in Plat Book 20010608-0060706, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 12th day of April, 2005.

Susan D. Dowdy Trustee

SUSAN D. DOWDY, TRUSTEE

VIRGINIA JB
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~WILSON~~)
VIRGINIA BEACH JB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within names **Susan D. Dowdy, Trustee,** the barginors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purpose therein contained.

Witness my hand and official seal at ~~Mt. Juliet~~, ~~Tennessee~~ VIRGINIA BEACH, Virginia JB, this 12th day of April, 2005.

Florence Babin

NOTARY PUBLIC

FLORENCE T. BABIN NOTARY PUBLIC MY COMMISSION EXPIRES 5/31/08 COMMONWEALTH OF VIRGINIA

My Commission Expires: 5/31/08

VIRGINIA JB
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~WILSON~~)
VIRGINIA BEACH JB

The actual consideration or value, whichever is greater for this transfer is **$144,000.00.**

Deborah Dowdy

AFFIANT

Subscribed and sworn to before me
this 12th day of April, 2005.

Florence Babin

NOTARY PUBLIC

My Commission Expires: 5/31/08

FLORENCE T. BABIN NOTARY PUBLIC MY COMMISSION EXPIRES 5/31/08 COMMONWEALTH OF VIRGINIA