Davidson County DEEDWARR
Recvd: 05/04/05 12:36 2 pgs
Fees:13.00 Taxes:344.10

20050504-0049953

FILE BOX 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $93,000.00.

Subsribed and sworn before me this the 28th day of April, 2005.

Affiant

(Affix Seal)

Notary Public 4-28-06

MARGARET R. MEANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500323
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Juan Buruca
1204 Catina Drive
Nashville, TN 37217

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 107-13 Parcel 121

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gabriel Alamilla and wife, Alicia Alamilla

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Juan Buruca

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 281 on the Plan of First Addition Miro Meadows of record in Plat Book 1424, page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Gabriel Alamilla, married, by Deed of record in Book 10031, page 733; dated 4/25/96, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1204 Catina Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 28th day of April, 2005.

Gabriel Alamilla
Gabriel Alamilla

Alicia Alamilla
Alicia Alamilla

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Gabriel Alamilla and wife, Alicia Alamilla, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 04/28/05.

My commission expires:

_____

Notary Public

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006