WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #1
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 05/26/05 10:27 2 pgs
Fees:13.00 Taxes:580.90

20050526-0059479

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES: 10/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisa Ortega (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 51-3
1008 Saunders Avenue (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 187
Madison, Tn 37115 (CITY) (STATE) (ZIP)	Calabasas, CA 91302 (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, Beverly M. King, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elisa Ortega and husband, Pablo Quizhpe

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 Lot No. 24 on the Plan of Pleasant Acres Subdivision, Section 4, as of record in Book 2133, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Charles R. King and wife, Beverly M. King by Warranty Deed from Paul O. Kannon and wfie, Dorothy H. Kannon of record in Book 5260, Page 911, Register's Office for Davidson County, Tennessee. The said Charles R. King and Beverly M. King having since divorced. The said Charles R. King having since conveyed all his right, title and interest in and to subject property to Beverly M. King by Quitclaim Deed dated August 26, 2002 and recorded as Instrument No. 20020827-0103241 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF PLEASANT ACRES, SECTION 4, OF RECORD IN BOOK 2133, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1008 Saunders Avenue, Madison, Tn 37115
(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 24th day of May 2005

Beverly M. King
Beverly M. King

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 Beverly M. King

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 Madison, Tennessee, this 24th day of May 2005.

Commission expires 3-25-06

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public