Davidson County DEEDWARR
Recvd: 06/07/05 08:54 2 pgs
Fees:13.00 Taxes:417.20

20050607-0064719

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $112,758.00.

Affiant

Subscribed and sworn to before me, This 26th day of May, 2005.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Address New Owner	Send Tax Bills to:	Map-Parcel
Manuel Garcia	America Home Mortgage Acceptance	74-16-0-19.00
5015 Bonnameade Drive	538 Broadhollow Road	
Hermitage, TN 37076	Melville, NY 11747	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Stephen D. Cooper, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Manuel Garcia, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being all of Lot No. 465, on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen D. Cooper by Special Warranty Deed from Wells Fargo Bank Minnesota, NA successor by merger to Norwest Bank Minnesota, N. A. as Trustee of Ameriquest Mortgage Securities, Inc., Floating Rate Passthrough Certificates, Series 2000-1 Under the Pooling and Servicing Agreement dated May 1, 2000, of record in Instrument # 20040425-0046894, and re-recorded in Instrument # 20040917-0112359, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in plat of record in Plat Book 3300, Page 1 and 2, Register's Office for Davidson County, Tennessee.

This is improved property known as 5015 Bonnameade Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of May, 2005

Stephen D. Cooper

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Laura Shaun, a Notary Public in and for the said County and State, personally appeared Stephen D. Cooper, the within named bargainor, 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 at Nashville, Tennessee this 26th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/9-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE