Return To: Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

Mail Box 30

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/05 14:28 2 pgs
Fees:13.00 Taxes:647.13

20050621-0071211

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2005

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jose A. Guerrero-Torres	Countrywide Home Loans, Inc.	Map 108
2305 Harborwood Point	3011 Armory Drive, Suite 120	Group 12-0-B
Nashville, TN 37214	Nashville, TN 37204	Parcel 207 CO

FOR AND IN 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

Richard M. Nicholls, III and wife, Theresa Nicholls

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jose A. Guerrero-Torres

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:

BEING Lot No. 12 on the Plan of Final Plat, Section One, Harborview, Final Phase, of record in Plat Book 9700, Pages 192, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard M. Nicholls, III and wife, Theresa Nicholls, by deed from Precision Homes, Inc., of record in Book 11739, Page 779, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10125, Page 494; Book 10344, Page 233; Book 10386, Page 334; Instrument 199912150303474; and Book 10316, Page 891, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 192, said Register's Office; (3) PUD Boundary of record in Plat Book 6900, Pages 577-581, said Register's Office; (4) Sanitary Sewer Easements of record in Book 5856, Pages 80 & 84; Book 5658, Page 984; and Book 5795, Page 181, said Register's Office; (5) Agreement of record in Book 8068, Page 721, said Register's Office; (6) Storm Water Detention Agreement of record in Book 10937, Page 376; Book 7390, Page 270, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2305 Harborwood Point, Nashville, TN 37214

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 15th day of June, 2005.

Richard M. Nicholls, III

Theresa Nicholls

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 Richard M. Nicholls, III and wife, Theresa Nicholls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2005.

My Commission Expires: 01/24/09

Notary Public

