FILE

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/05 14:55 2 pgs
Fees:13.00 Taxes:469.90

20050701-0076291

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/28/08
(AFFIX SEAL)

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Diohicio Rivera	Countrywide Home Loans	Map 163
4217 Kevinwood Drive	311 Armory Drive, #120	Group 1
Antioch, TN 37013	Nashville, TN 37204	Parcel 7

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

The Tennessee Land Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Diohicio Rivera and Roberto C. Melgar, both unmarried
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. 8, on the Plan of Hickory Highlands Place, Phase 2, of record in Book 9700, Page 681, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Wayne P. Gallavin, Trustee of the Tennessee Land Trust by Quitclaim deed from Action Real Estate, LLC of Louisville, Kentucky, of record in Instrument 20020506-0055526, dated May 2, 2002 and by Quitclaim Deed from James D. Jones, Beneficiary of the Tennessee Land Trust of record in Instrument 20050701-0076290, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 11103, Page 990 and Book 11667, Page 310, Register's Office for said County.

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 Book 9700, Page 681; and (3) Sanitary Sewer Easement of record in Book 7775, Page 361, 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 4217 Kevinwood Drive, Antioch, TN 37013

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 25th day of May, 2005.

The Tennessee Land Trust

BY: Wayne P. Gallavin, Trustee

BY: Wayne P. Gallavin, Beneficiary

MARY PUBLIC NOTARY PUBLIC STATE AT LARGE, KY.

Return To:
File 500388

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

STATE OF Jefferson Oldham
COUNTY OF Ky

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne P. Gallavin, Trustee of the Tennessee Land Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at 1156 Bardstown this 24 day of May, 2005.

My Commission Expires: 4/7/07

Marcia J Kelly
Notary Public



STATE OF Ky
COUNTY OF Jefferson Oldham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne P. Gallavin, Beneficiary of the Tennessee Land Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at 1156 Bardstown this 24 day of May, 2005.

My Commission Expires: 4/7/07

Marcia J Kelly
Notary Public

