#500410
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Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/01/05 15:42 2 pg
Fees:13.00 Taxes:564.25

20050701-0076367

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 152,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

June 24, 2005.

NOTARY PUBLIC

COMMISSION EXPIRES 1-28-06

NANCY R. EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jesus Pena and Manuel Salvador-Hernandez 553 Pueblo Drive Madison, TN 37115	Countrywide Home Loans, Inc. 3011 Armory Drive, Ste 120 Nashville, TN 37204	**MAP 52-8/49**

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, I/WE, **MARTHA M. HYPES, UNMARRIED**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JESUS PENA, UNMARRIED AND MANUEL SALVADOR-HERNANDEZ, UNMARRIED**

HEREINAFTER CALLED THE **GRANTEE(S),** 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. 34, on the Plan of Sequoia Valley, Section 1, as shown on plat of record in Plat Book 3700, page 81, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 34 fronts 100.0 feet on the southerly margin of Pueblo Drive and extends back between parallel lines 150.0 feet to a dead line in the rear on which it measures 100.0 feet.

Being the same property conveyed to Edgar Hypes and wife, Martha M. Hypes by Deed of record in Book 4625, Page 722, recorded 08/07/1972, Register's Office for Davidson County, Tennessee.

EDGAR HYPES HAVING SINCE DECEASED ON THE 26th DAY OF August, 1997, A RESIDENT OF Davidson, COUNTY, Tennessee, AND BEING SURVIVED BY HIS SPOUSE, MARTHA M. HYPES.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 553 Pueblo Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: JUNE 24, 2005

x Martha M. Hypes

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Martha M. Hypes with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged ~~he/she/they~~ executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 24th day of June, 2005.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 24, 2009

Notary Public Commission Expires: 1-24-09

STATE OF TENNESSEE
COUNTY OF

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

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

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

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

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

_____
Notary Public Commission Expires: _____