PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

20B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2005.

Notary Public
MY COMMISSION EXPIRES 9-24-07
File No. G5-5156D

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires NOV. 2[illegible]

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Luis Molina and wife, Maria Molina (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 82-3 PARCEL 78
206 S. Graycroft (STREET ADDRESS)	4500 Park Granada (STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Calabasas, CA 91302 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/12/05 13:53 2 pgs
Fees:13.00 Taxes:629.00
20050712-0080685

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 HEREBYACKNOWLEDGED, WE, **Patricia Wright/** Unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis Molina and wife, Maria Molina** 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. 168 and a part of Lot No. 167 on the Plan of Sharpe and Horn's Second Subdivision of the Lindsley Property, in Northeast Nashville, of record in Book 161, page 53, Register's Office for Davidson County Tennessee, and described according to a survey made by Barge, Waggoner & Sumner, Engineers. December 15, 1951, as follows:
Beginning at an iron pin in the westerly margin of North Second Street, being the southeasterly corner of Lot No. 168 above mentioned; thence with the southerly line of said Lot, North 83 degrees 23 minutes West 145.00 feet to an iron pin in the easterly margin of an alley; thence with the easterly margin of said alley, North 6 degrees 13 minutes East 70.00 feet to an iron pin in the southerly margin of Cleveland Street, as widened; thence with the southerly of Cleveland Street, as widened, South 83 degrees 23 minutes East 128.12 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 17.00 feet, 26.58 feet to an iron pin in the westerly margin of North Second Street; thence with the westerly margin of North Second Street, South 6 degrees 13 minutes West 53.12 feet to the beginning.

Being the same property conveyed to Patricia Wright , by Deed from Evelyn V. Escue, unmarried, dated September 25, 2002, of Record as Insterment No. 200210080122876, Register's Office for

Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 850 N. 2nd Street, Nashville, TN 37207.

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. 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 my/our hand(s) this 8th day of July, 2005.

Patricia Wright

Patricia Wright

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 Patricia Wright, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of July, 2005.

My Commission Expires: 9/3/06

STATE OF TENNESSEE NOTARY PUBLIC D. TODD SHOLAR DAVIDSON COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
846 Conference Drive, Suite 4
Goodlettsville, TN 37072