20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 08/16/05 15:47 2 pgs
Fees:13.00 Taxes:484.70
20050816-0097228

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel C. Juncal	Countrywide Home Loans, Inc.	MAP 052-12
(NAME)	(NAME)	
1234 Apache Lane	4500 Park Granada	PARCEL 100
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Arturo G. Carpio and wife, Balanca Dolores Agudo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Manuel C. Juncal, 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:

LAND in Davidson County, Tennessee, Being Lot No. 7 on the Plan of Sequoia Valley, Section II, as of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof of said Lot.

Being the same property conveyed to Arturo G. Carpio by Warranty Deed from Phillip J. Stauder and wife, Cynthia Stauder, dated April 4, 2005, of record by Instrument No. 20050406-0038095 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Balanca Dolores Agudo joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property, by virtue of her marriage to Arturo G. Caprio.

Raphael Molina executes this Instrument as Attorney in Fact on behalf of Arturo Carpio and his wife, Balanca Dolores Agudo, pursuant to the Power of Attorney being recorded by Inst. No. 20050816-0097227 in the Register's Office for Davidson Co., TN.

Arturo Carpio and Arturo G. Carpio being one in the same person.

unimproved ( )
This is improved (X) property, known as 1234 Apache Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 12th day of August, 2005

Arturo G. Carpio
By: Arturo G Carpio By Raphael Molina
Raphael Molina, Attorney-in-fact

Balanca Dolores Agudo
By: Balanca Dolores Agudo By Raphael Molina
Raphael Molina, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of August, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Raphael Molina, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Arturo G. Carpio and wife, Balanca Dolores Aqudo as their Attorney-In-Fact, and who acknowledged that he as their Attorney-in-fact executed the same as the free act and deed of the said Arturo G. Carpio and wife, Balanca Dolores Agudo.

Witness my hand and seal at Goodlettsville, Tennessee, this the 12th day of August, 2005.

Notary Public

My Commission Expires: 9/22/07

