Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

TONJA COX
NOTARY PUBLIC
TENNESSEE
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
8-16-08

04-0508-52171

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

Subscribed and sworn to before me, this 20th day of September, 2005.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:** (TC)	**Tax Information** (R)
Jose H. Orellana	JLM Direct Funding, LTD	162-06-0
5205 Tusculum Ct.	9235 Katy Freeway, Ste. 160	130.00
Nashville TN 37211	Houston, TX. 77024	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tammy J. Cotton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose H. Orellana, hereinafter called the Grantees, their successors 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. 83, on the Plan of Section Two, Fair Oaks, of record in Book 4460, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to N. E. McFarlin, Jr. and Tammy J. Cotton, as joint tenants with right of survivorship by deed from Sherry K. Oakes, Administratrix of The Estate of Wesley A. Carter, deceased dated May 4, 1984, of record in Book 6289, Page 12, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Tammy J. Cotton by Quitclaim Deed from N. E. McFarlin, Jr., an unmarried person, dated January 5, 1988, of record in Book 7443, Page 930, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5205 Tusculum Ct., Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 09/21/05 11:28 2 pgs
Fees:13.00 Taxes:432.90
20050921-0113519

WITNESS my hand this 20th day of September, 2005.

Tammy J. Cotton

Tammy J. Cotton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tammy J. Cotton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 20th day of September, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 8/16/08

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08