THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
7105 Corporate Drive PTX-A252
Plano, TX 75024

MAP PARCEL NUMBERS--183-5A-202.00

Davidson County DEEDWARR
Recvd: 10/18/05 09:25 2 pgs
Fees:13.00 Taxes:721.50
20051018-0125512

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of October, **2005**, by and between **Michael M. Cole**, married, party of the first part, and **Dante Zagal Maldonado and Annamaria Kiss, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$195,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

Being Lot No. 510 on the Plan of OCTOBER WOODS, PHASE 5, Section 8, PUD, as of record in INSTRUMENT NUMBER 199912140303097 AND 199912140303098, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being further conveyed to Michael W. Cole and wife LaSondra Cole by Warranty Deed from Lifestyle Homes in Book 20020306002817, dated 2/06/02 and recorded 3/06/02 Davidson County, Tennessee, Register's Office. This deed contained an typographical error in the husband's name. His legal name is Michael M. Cole. The said Michael M. Cole and LaSondra Cole have since divorced as per Final Divorce Decree and Marital Dissolution Agreement as recorded in Instrument No. 20050422-0045324, recorded 4/22/05 said Register's Office. The said LaSondra Cole has since deceased. BEING further conveyed to Michael M. Cole by Quitclaim Deed from Jacqueline Wiggins, Personal Representative of LaSondra Cole, deceased, as in the Probate Court of Davidson County, Tennessee, Docket No. 05P 1559, of record in Instrument No. 20051013-0123733, said Register's Office.

Michael M. Cole is also known as Michael W. Cole and is one and the same person, which pertains to these transactions.

Michael M. Cole has since remarried, but the above referenced property is not and has never been the primary residence of his new spouse.

Property also known as: 1044 Colo Trail, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing in the Plat of record in INSTRUMENT NUMBER 199912140303097 AND 199912140303098; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 9840, page 276, Book 10548, Page 503, Book, 9840, Page 259, Book 199912060, Page 300152, Book 9840, Page 267BL; Easements of record in Instrument No. 200507260087157 and 200004250041227; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Michael M. Cole by Jerron Barnes attorney in fact

Michael M. Cole by Jerron Barnes,
Attorney in Fact

STATE OF TENNESSEE, **COUNTY ss:** DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, **Jerron Barnes,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he s the attorney-in-fact for **Michael M. Cole,** under a power of attorney as recorded in Instrument No. 20051018-0125511, and is authorized by **Michael M. Cole** to execute this instrument on behalf of **Michael M. Cole.**

Witness my hand at office this 17th day of October, 2005.

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1-27-07

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$195,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of October, **2005.**

NOTARY PUBLIC

SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: 5/28/08

PROPERTY ADDRESS:
1044 Colo Trail
Antioch, TN 37013

Name & address of new owner:
Dante Zagal Maldonado & Annamaria Kiss
1044 Colo Trail
Antioch, TN 37013