Davidson County DEEDWARR
Recvd: 10/24/05 10:14 3 pgs
Fees:17.00 Taxes:0.00

20051024-0127798

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00001547

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Book Number 3434, page(s) 491, recorded in this office as a DEED from LINCOLN COLLEEN R to MOLINA FAUSTO HUMBERTO.

Witness the Official Signature and Seal this 19th day of October 2005.

Sadie Wade, Register

Deputy Register

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2004.

Notary Public
My commission expires: 7-19-08

02-0412-43622

Address of New Owner:	Send Tax Bills to:	Tax Information
Fausto Humberto Molina	Guaranty Residential Lending	133-01-0-341.00
537 Drake Avenue	1300 South Mopac Expressway	
Nashville TN 37211	Austin, TX 78746	

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, Colleen R. Lincoln, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Fausto Humberto Molina, 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. 3-A, Zone Lot Division Resub of Lots 1, 2, 3 and 4, of the resub of Lots 39 and 40 H.G. McNabb's Subdivision, of record in Plat Book 6250, Page 546, amending Plat Book 6250, Page 245, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Colleeen R. Lincoln by deed dated 6/28/96 of record in Book 10108, Page 415, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 537 Drake Avenue, 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.

BK/PG:3434/491-492
04058172

DEED	
12/20/2004	09:27 AM
BATCH	35836
MTG TAX	0.00
TRN TAX	222.00
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	235.00

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

WITNESS my hand this 14th day of December, 2004.

Colleen R. Lincoln

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Colleen R. Lincoln, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14th day of December, 2004.

Notary Public

My Commission expires 9/11/05

LEGIBILITY OF THIS SEAL WAS
UNSATISFACTORY WHEN RECEIVED