Davidson County DEEDWARR
Recvd: 10/26/05 08:33 2 pgs
Fees:13.00 Taxes:517.63

20051026-0129042

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $139,900.00.

Subsribed and sworn before me this the 19th day of October, 2005.

Affiant

Notary Public 1/28/06

(Affix Seal)

WARRANTY DEED

This instrument prepared by:
*Return To: **SOUTHEAST TITLE of Tennessee, Inc.** 500769

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Juan Aguilera and Marlene Villagomez
624 Saint Cloud Drive
Antioch, TN 37013

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 162-3 Parcel 286

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Terry Bruce Carter and wife, Charlotte Ann Carter

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Juan Aguilera, an unmarried man and Marlene Villagomez, an unmarried woman, joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 168 on the Plan of Haywood Hills Section Three of record in Plat Book 4460, pages 164 and 165, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Terry Bruce Carter and wife, Charlotte Ann Carter by Deed dated November 30, 1993 of record in Book 9177, page 960, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 624 Saint Cloud Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. *Wherever used, the* singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 19th day of October, 2005.

Terry Bruce Carter

Charlotte Ann Carter

Charlotte Ann Carter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

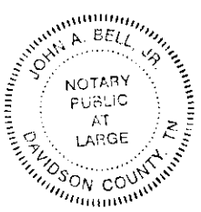
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Terry Bruce Carter and wife, Charlotte Ann Carter, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of October, 2005.

My commission expires:

_____

Notary Public



JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006