Return To: Southeast Title of Tenn.
#500792 214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

WARRANTY DEED

P-05-00405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00.

Affiant

Subscribed and sworn to before me, this 14th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

THIS INSTRUMENT WAS PREPARED BY:
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel Frias	Countrywide Home loans Inc. (NAME)	
405 Tampa Drive	3011 Armory Drive, Ste. 120 (ADDRESS)	133-12-0-057.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JESUS G. NAVARRO AND WIFE, ROSIE NAVARRO, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MIGUEL FRIAS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

3Land in Davidson County, Tennessee, being Lot No. 72 on the plan of Windsor Park, of record in Book 3600, page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jesus G. Navarro and wife, Rosie Navarro , by Deed from James Kenneth Tidwell and wife, Dollie Joy T. Tidwell , dated August 1, 2005, of record in Book 4232, page 840, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 405 Tampa Drive, Nashville, Tennessee 37211
(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 my/our hand(s) this 14th day of November, 2005.

Jesus G. Navarro

Rosie Navarro

Davidson County DEEDWARR
Recvd: 11/23/05 08:11 2 pgs
Fees:13.00 Taxes:499.13

20051123-0141403

STATE OF TENNESSEE

COUNTY OF Williamson

I, ~~Carol T. Baker~~ Sandy Meyer, a Notary Public of the County and State first above written, do hereby certify that Jesus G. Navarro and wife, Rosie Navarro personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

~~Witness~~ my hand and official seal, this the 14th day of November, 2005.

Notary Public

My Commission Expires: 7/21/2008

(SEAL)

SANDY MEYER
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800