McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November 2005

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa R. Muniz (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 150-10
3425 Towneship Road (ADDRESS)	3011 Armory Drive, Suite 120 (ADDRESS)	PARCEL 078
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frances W. Rains, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosa R. Muniz and Alma Muniz and Ana Muniz

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 270 on the Plan of Towne Village of The Country, Section III, as of record in Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee.

SAID Lot No. 270 fronts 65 feet on the northerly margin of Towneship Road and extends back 109.88 feet on the westerly line and 197.57 feet on the easterly line to a dead line in the rear measuring 65.34 feet thereon.

Being the same property conveyed to Frances W. Rains, Unmarried by Warranty Deed dated January 6, 1984, from Randall Phillips Builders, Inc., of record in Book 6211, page 559, Register's Office for Davidson County, Tennessee.

Charles G. Raines executes this instrument as Attorney-In-Fact on behalf of Frances W. Rains, pursuant to the Power Of Attorney being recorded by Instrument No. 20051129-0143355 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 3425 Towneship Road, Antioch, TN 37013
(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 hand this 23rd day of November, 2005

Frances W. Rains — Frances W Rains
By: Charles G Rains
Charles G. Rains, Attorney-in-fact

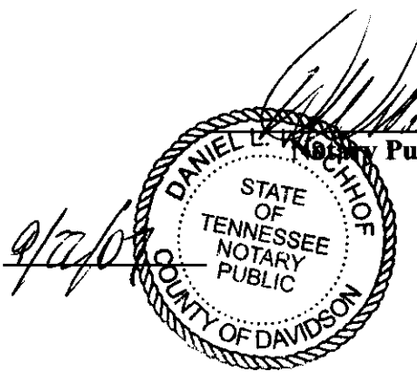
Davidson County DEEDWARR
Recvd: 11/29/05 11:36 2 pgs
Fees:13.00 Taxes:432.53

20051129-0143356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of November, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles G. Rains, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frances W. Rains as her Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Frances W. Rains.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 23rd day of November, 2005.



Notary Public

My Commission Expires: 9/26/09