(3)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12/30/05.

Notary Public

MY COMMISSION EXPIRES: 3-6-07

(AFFIX SEAL)

CONNIE L. TIMBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 3-6-07

WARRANTY DEED

Return to:
Superior Title
104 Cude Ln, Ste 110
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Atty. (NAME) | 1100 Kermit Dr Ste 204 | Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy L. Bowers (NAME) **808 Bexhill Ct. N.** (STREET ADDRESS/ROUTE NUMBER) **Hermitage, TN 37076** (CITY/STATE/ZIP)	Countrywide Home Loans (NAME) 750 Old Hickory Blvd #180 (STREET ADDRESS) Brentwood, TN 37027 (CITY/STATE/ZIP)	**064-16-0** **072.00 CO**

FOR AND IN 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,

Aurora F. Coronado and husband, Raul Coronado

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stacy L. Bowers**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in Davidson County, Tennessee, being Lot No. 79 on the plan of Section 3, Wembley Downs, as of record in Book 8250, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aurora F. Coronado, married Raul Coronado, by Warranty Deed from Adriana C. Coronado, dated May 4, 2005, recorded May 27, 2005, of record in Instrument Number 200505270060401, in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/04/06 09:44 2 pgs
Fees:13.00 Taxes:453.25

20060104-0000923

Subject to the following: easements, setback lines and restrictions noted on the above referenced plan and otherwise of record; zoning regulations for the appropriate governmental authority; rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey.

This is unimproved ( )
improved (X) property, known as **808 Bexhill Court N.** (House Number/Street) **Hermitage** (City/Town) **TN** (State) **37076** (Postal Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 our hand s this 30th day of December, 2005.

Raul Coronado by Adriana C. Coronado-Cantrell A.I.F
RAUL CORONADO by Adriana C. Coronado-Cantrell, Atty. in Fact

Aurora F. Coronado by Adriana C. Coronado-Cantrell A.I.F
AURORA F. CORONADO by Adriana C. Coronado-Cantrell, Atty. in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adriana C. Coronado-Cantrell**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the Attorney In Fact for Raul Coronado, and who further acknowledged that that she executed the within instrument for the purposes therein contained, as the free act and deed of Raul Coronado, having full authority to so act pursuant to Limited Power of Attorney recorded herewith.

Witness my hand and official seal at **Nashville, TN**, this **12/30/05**.

_____Notary Public

Commission Expires: 9/20/08

MICHAEL T. HALEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adriana C. Coronado-Cantrell**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged herself to be the Attorney in Fact for Aurora F. Coronado, and who further acknowledged that she executed the within instrument for the purposes therein contained, and the free act and deed of Aurora F. Coronado, having full authority to so act pursuant to Limited Power of Attorney recorded herewith.

Witness my hand and official seal at Nashville, TN this **30th day of December, 2005**.

Commission Expires: 9/20/08

_____Notary Public

MICHAEL T. HALEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.