Davidson County DEEDWARR
Recvd: 01/19/06 13:12 2 pg
Fees:13.00 Taxes:553.15

20060119-0007336

WARRANTY DEED

B-PHE-05-2937

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-20-08

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Estrada	Greenpoint Mortgage Funding,	
2937 Split Oak Trail (ADDRESS)	(NAME) 3650 Mansell Road, Suite 440	149-3A-94.00 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(ADDRESS) Alpharetta, GA 30022 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TOMAS S. ABANA AND WIFE, ROSELLE B. ABANA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARTHA ESTRADA AND HUSBAND JUAN ESTRADA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 51 ON THE PLAN OF SECTION FOUR, CHELSEA VILLAGE ADDITION, AS OF RECORD IN PLAN BOOK 9700, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO TOMAS S. ABANA AND WIFE, ROSELLE B. ABANA BY WARRANTY DEED FROM BUTLER CONSTRUCTION, LLC, RECORDED THE 1ST DAY OF DECEMBER, 1997 IN DEED BOOK 10701, PAGE 240, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 9700, page 110; Book 8082, page 329; Book 8083, page 386; Book 8842, page 434; Book 9764, page 334; Book 10117, page 532; Book 8082, page 348; Book 9503, page 493; Book 8813, page 192 and Book 9991, page 914, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2937 Split Oak Trail, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 6th day of January, 2006.

Tomas S. Abana

Roselle B. Abana

STATE OF Tennessee
COUNTY OF Davidson

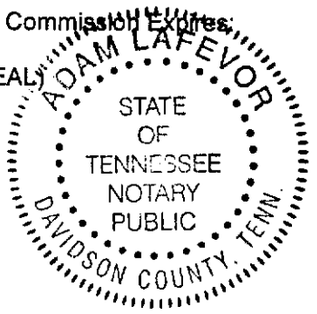
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tomas S. Abana and Roselle B. Abana, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of January, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903