07

REALTY TITLE

Prepared by:

Steltemeier and Westbrook, Attorneys
P.O. Box 150349
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $117,000.00 .

Affiant

Subscribed and sworn to before me this 20TH DAY of JANUARY, 2006.

Notary Public
My Commission Expires 11/2/08

Davidson County DEEDWARR
Recvd: 01/25/06 10:44 2 pgs
Fees:13.00 Taxes:432.90
20060125-0009428

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

06-0016

Address of New Owner:	Send Tax Bills to:	Tax Information:
Melita E. Thomas	Countrywide Home Loans	135-12-0C
1915 Nashboro Blvd.	P.O. Box 660694	42.00 CO
Nashville, TN 37217	Dallas, TX 75266-0694	

WARRANTY DEED

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 **Alain U. Gallegos unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melita E. Thomas**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 42 ON THE PLAN OF NASHBORO VILLAGE, TRACT 13, AS OF RECORD IN INSTRUMENT 20040106-0161681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ALAIN U. GALLEGOS, UNMARRIED, BY DEED FROM NVR.INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES OF RECORD IN INSTRUMENT # 20040106-0002163, REGISTER'S OFFICE FOR DAVIDSON COUTY, TENNESSEE.

Being the same property conveyed to Alain U. Gallegos unmarried by deed from NVR, Inc, a Virginia Corporation t/a Fox, dated December 29, 2003, of record in Instrument No. 20040106-0002163, Register's Office for said County.

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

This is improved property located at **1915 Nashboro Blvd., Nashville, TN 37217.**

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 our hands this 20th day of January, 2006

Alain U. Gallegos
By: Jennifer Van Nelson, 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 **Jennifer Van Nelson**, with whom I am personally acquainted, and who acknowledged that she executed the foreging instrument on behalf of Alain U. Gallegos as his attorney in fact and who acknowledged that she executed the same as the free act and deed of the said Alain U. Gallegos.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2006 .

Notary Public

My Commission Expires: 4/22/09

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN