File Box 30

Davidson County DEEDWARR
Recvd: 01/31/06 13:58 2 pgs
Fees:13.00 Taxes:321.53
20060131-0012055

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $86,900.00.

Subsribed and sworn before me this the 27th day of January, 2006.

JOHN A. BELL, JR.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600021
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Jose M. Orellana
2709 Delaware Avenue
Nashville, TN 37209-4015

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 92-10 Parcel 258

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Bryd Remodeling, Inc

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jose M. Orellana, A Married Man

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the westerly 40 feet of Lot No. 4 and the easterly 5 feet of Lot No. 5, Block "D" on the Plan of M.B. and M.S. Pilcher's Resubdivision of the Matthew Barrow Lands of record in Book 57, Page 151, Register's Office for Davidson County, Tennessee described as follows:

Said parts of Lots Nos. 4 and 5 front together on the southerly side of Delaware Avenue, formerly Short or Craft Street, and run back between parallel lines 150 feet to an alley.

Being all of the property conveyed to Byrd Remodeling, Inc., by Deed of record in Instrument No. 20050822-0099987, dated 8/19/05; said Register's Office; And also being the same property conveyed to Homer Singleton, Jr. and Ernestine Singleton-Johnson by Deed of record in Book 7096, page 902; dated 1/6/87; said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 2709 Delaware Avenue, Nashville, TN 37209-4015

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 27th day of January, 2006.

Bryd Remodeling, Inc
BY: Billie Byrd, President
Billie Byrd, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Billie Billie Byrd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this January 27, 2006.

My commission expires:

Notary Public

JOHN A. BELL, JR
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 25, 2006