Davidson County DEEDWARR
Recvd: 02/06/06 11:24 2 pgs
Fees:13.00 Taxes:389.61

20060206-0014446

WARRANTY DEED

P-MSR-05-3310

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,300.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Gutierrez	CTX Mortgage	
3310 Mimosa Drive	(NAME) 3100 McKinnon	133.03-115
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Dallas, TX 75201	
(CITY) (STATE) (ZIP)	(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 SUE JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLOS GUTIERREZ, MARRIED, 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, Tennessee, being Lot Number 9 on the Plan of Glencoe Acres Subdivision, Section I, of record in Book 1835, pages 137 and 138, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sue Johnson by Special Warranty Deed from Manufacturers & Traders Trust Company, dated February 6, 2003 and filed of record as Inst. No. 20030214-0020601, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3310 Mimosa Drive, Nashville, Tennessee 37211
(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 31st day of January, 2006.

Sue Johnson

STATE OF Tennessee
COUNTY OF Davidson

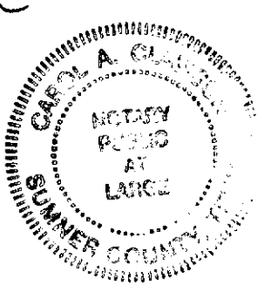
On this the 31st day of January, 2006, before me personally appeared Sue Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of January, 2006.

Carol A. Clawson
Notary Public

My Commission Expires: 6-6-06

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959