Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Rachel Neal
Affiant

Subscribed and sworn to before me, this 10th day of March, 2006.

Shelby V. Street
Notary Public
My commission expires: 11-13-07

Davidson County DEEDWARR
Recvd: 03/16/06 09:50 2 pgs
Fees:13.00 Taxes:1147.00
20060316-0030325

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

03-0512-33296

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Arturo Villalba	Countrywide Home Loans, Inc.	155-03-0-D-039
6953 Harpeth Glen Trace	3011 Armory Drive, Suite 120	
Nashville TN 37221	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lisa S. Ponton and husband, Paul S. Ponton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Arturo Villalba and Virginia Villalba, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of First Revision, Section 2, Allens Green, of record in Book 9700, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lisa S. Ponton and husband, Paul S. Ponton by deed from Zaring Homes, Inc., dated 6-26-97 and of record in Book 10515, Page 707, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 6953 Harpeth Glen Trace, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of March, 2006.

Lisa S. Ponton by
Paul S Ponton ATTORNEY IN FACT

Lisa S. Ponton
By Paul S. Ponton, Attorney in Fact

Paul S. Ponton

Paul S. Ponton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul S. Ponton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of March, 2006.

Karen McCalla
Notary Public
State of Tennessee at Large

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission expires: 6-19-07

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 Paul S. Ponton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Lisa Ponton and that he is authorized by Lisa Ponton to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 10th day of March, 2006.

Karen McCalla
Notary Public
State of Tennessee at Large

My Commission expires: 6-19-07

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN