WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of March, 2006

Notary Public: Jamie Crutchfield

MY COMMISSION EXPIRES: 03/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Munoz Jr.	Countrywide Home Loans, Inc.	Map 173
P.O. Box 721440	4500 Park Granada	Group 11-O-A
Pinon Hills, CA 92372	Calabasas, CA 91302-1613	Parcel 37-CO

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

Benjamin Smallheer, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert Munoz Jr.

hereinafter called the GRANTEES, their heirs 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. 102 on the Plan of Section One, Stanford Village of record in Instrument No. 200002040012060 and Instrument No. 200002040012061, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Benjamin Smallheer by quitclaim deed from Kim Smallheer, of record in Instrument 20030117-0007071, dated December 31, 2002; see also warranty deed in Instrument No. 20010201-0009701 Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2017 Stanford Village Drive, Antioch, TN 37013

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 my hand this 27th day of March, 2006.

Benjamin Smallheer

Davidson County DEEDWARR
Recvd: 03/29/06 10:17 2 pgs
Fees:13.00 Taxes:680.80

20060329-0035549

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of March 2006.

My Commission Expires: 03/31/2007

Notary Public

