This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$147,500~~.00.

Affiant

Subscribed and sworn before me this the 13th day of April, 2006.

Notary Public
My commission expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Davidson County DEEDWARR
Recvd: 04/20/06 14:16 2 pgs
Fees:13.00 Taxes:545.75
20060420-0045634

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eric W. Gunter 3003 Harpeth Springs Dr. Nashville, TN 37221	Countrywide Home Loans 3011 Armory Drive Suite 120 Nash. Tn 37204	141-06-D-2CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUAN MANUEL MELGOZA, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIC W. GUNTER, unmarried, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Riverbridge Community, of record as Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of the Townhomes of Riverbridge, a horizontal property regime established by Declaration of record as Instrument No. 20030205-0016032, said Register's Office.

Being the same property conveyed to JUAN MANUEL MELGOZA, AN UNMARRIED MAN, by deed from BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, of record as Instrument No. 20050208-0014431, dated February 3, 2005, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3003 Harpeth Springs Dr., 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 13th day of April, 2006.

Juan Manuel Melgoza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Juan Manuel Melgoza, 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 and official seal this 13th day of April, 2006.

My commission expires:

11/22/08

Notary Public

