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20060607-0067832

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Mario Ruiz
20637 Bermuda Street
Chatsworth, CA 91311

MORTGAGEE
Countrywide Home Loans
801 Crescent Centre Drive, Suite 510
Franklin, TN 37067

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 75-6, PARCEL 128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael B. Caronna and wife, Kristy Caronna,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mario Ruiz, married,** 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:

Being Lot No. 3 on the plan of Hermitage Estates, Section 5, as of record in Plat Book 4175, Page 67, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael B. Caronna and wife, Kristy Caronna by deed from Keith Jernigan and wife, Ronda Jernigan of record in Instrument # 200411040133183, Register's Office, Davidson County, Tennessee.
Kristy Caronna executed this instrument on behalf of Michael B. Caronna pursuant to a Power of Attorney of record in Instrument # 20060609.0067831 **Register's Office, Davidson County, Tennessee.**
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4341, Page 247; easements, covenants, notes and conditions as shown on the plan of record in Plat Book 4175, Page 67, Register's Office, Davidson, County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4289 & 4291 Sweden Drive Hermitage, TN 37076.**

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 our hands this 25th day of May, 2006.

Michael B. Caronna by Kristy Caronna 4/1/5

Michael B. Caronna
By: Kristy Caronna, Attorney-in-Fact

Kristy Caronna

Kristy Caronna

STATE OF TENNESSEE
COUNTY OF WILSON

On this 25th day of May, 2006, before me personally appeared Kristy Caronna, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained *on behalf of Michael B. Caronna, and who acknowledged that he/she executed the same as the free act and deed of Michael B. Caronna

*individually, and

Witness my hand and official seal at Mt. Juliet, Tennessee this 25th day of May, 2006.

Dana Loggins

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-14-09

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $155,300.00.

Stephanie Speck

AFFIANT

Subscribed and sworn to before me this 25th day of May, 2006.

M L Hickernell

NOTARY PUBLIC

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-9-09