Return To: Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

Davidson County DEEDWARR
Recvd: 06/12/06 12:17 2 pgs
Fees:13.00 Taxes:229.40
20060612-0069736

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$62,000.00
Jennifer Crowell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May, 2006.
Meredith L. Curry
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Perez Valenzuela	Countrywide Mortgage Ventures, LLC d/b/a Commerce Union Mortgage 2021 N. Gallatin Road, Ste. 280 Madison, TN 37115	Map 162-09, Group C Parcel 807

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,

Toni Marie Micucci Thomas, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mario Perez Valenzuela, an unmarried man

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 UNIT NO. B, LOCATED ON LOT NO. 32, PHASE I, ON THE PLAN OF CEDARWOOD CONDOMINIUMS OF RECORD IN PLAT BOOK 5200, PAGE 304, AND REVISED IN PLAT BOOK 5200, PAGE 317, AND SECOND REVISION IN PLAT BOOK 5200, PAGE 349, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LAFAYETTE C. THOMAS, JR., BY DEED FROM LARRY C. PERRY AND WIFE, TERESA A. PERRY, DATED MAY 11, 1984, AND OF RECORD IN BOOK 6290, PAGE 738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO LAFAYETTE C. THOMAS, JR. AND WIFE, TONI MARIE THOMAS, BY QUITCLAIM DEED FROM LAFAYETTE C. THOMAS, JR. AND WIFE, TONI MARIE THOMAS, DATED MARCH 13, 1996, AND OF RECORD IN BOOK 9995, PAGE 60, SAID REGISTER'S OFFICE. PROPERTY NOW VESTS IN TONI MARIE MICUCCI THOMAS BY QUITCLAIM DEED FROM LAFAYETTE C. THOMAS, JR. AND WIFE, TONI MARIE THOMAS, DATED MARCH 11, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020401-0038901, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 304, and revised in Plat Book 5200, Page 317, and 2nd revision in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of Cedarwood Condominiums, Phase One, of record in Book 5707, Page 121, and amended in Book 5720, Page 912, and amended in Book 5776, Page 741, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 5707, Page 167, and amended in Book 6062, Page 235, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to Restrictive Covenants contained in Book 5707, Page 121, and amended in Book 5720, Page 912, and amended in Book 5776, Page 741, Register's Office for Davidson County, Tennessee.
5) Property is subject to Charter of record in Book 5667, Page 429, and amended in Book 5722, Page 198, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 805 Apple Drive, Nashville, TN 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 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(s) this 31 day of May, 2006.

Toni Marie Micucci Thomas

Toni Marie Micucci Thomas

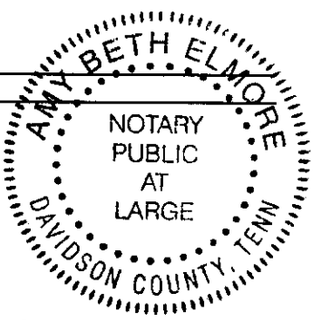
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Toni Marie Micucci Thomas, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of May, 2006.

Amy Beth Elmore
NOTARY PUBLIC

My Commission Expires:



My Commission Expires MAR. 22, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076