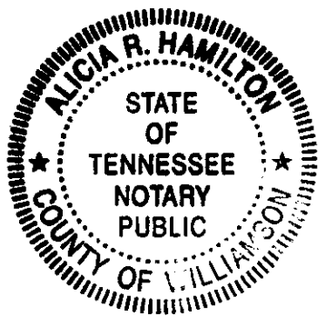
McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319



MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $134,900.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2006.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/22/06 11:01 2 pgs
Fees:13.00 Taxes:499.13
20060622-0074589

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maria G. Galvan-Arias **Rogelio Galvan-Arias**	**Countrywide Home Loans, Inc.**	**Map 134-13, Parcel 266**
272 Paragon Mills	**3011 Armory Drive, Suite 120**	
Nashville, TN 37211	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Phyllis Darlene M. Pugh and Jean W. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maria G. Galvan-Arias, a single woman, and Rogelio Galvan-Arias, a married 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Woodland Hills, Phase One, of record in Plat Book 6900, page 666, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phyllis Darlene M. Pugh and Jean W. Martin, by Warranty Deed, from Fox Ridge Homes, Inc., of record in Book 8134, page 315, Dated June 15, 1990, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, page 666, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7632, page 947 and Book 9055, page 943, Register's Office for DAVIDSON County, Tennessee.
Right of Way of record in Book 3103, page 37, Register's Office for Davidson County, Tennessee.
Deed of conveyance of record in Book 10461, page 735 and Book 10461, page 740, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 8347, page 35, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7262, page 388 and Book 8337, page 556, Register's Office for Davidson County, Tennessee.
Easement for Railroad of record in Book 3504, page 619, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 272 Paragon Mills, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 14th day of June, 2006.

X _____
Phyllis Darlene M. Pugh

X Jean W. Martin
Jean W. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Phyllis Darlene M. Pugh and Jean W. Martin , the within named sellers, with whom I am personally acquainted (or who proved to me their identity 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 14th day of June, 2006.

_____
Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

My Commission Expires:_____

File #: **06403-SH**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027