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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $122,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2006.

Notary Public

My commission expires: 9/16/09

(Notary Stamp)

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

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

Davidson County DEEDWARR
Recvd: 06/22/06 11:06 2 pgs
Fees:13.00 Taxes:451.40
20060622-0074595

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Efrain I. Perez	**Countrywide Home Loans, Inc.**	**Map 149-9, Parcel 55**
4669 Dowdy Drive	**3011 Armory Drive, Suite 120**	
Antioch, TN 37013	**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,

Bertha M. Valdivia, unmarried, and Mario Martinez, unmarried

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

Efrain I. Perez, 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. 62 on the Plan of Hazelwood, Section Ten, of record in Book 3842, page 232, 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 Bertha M. Valdavia, by Cash Deed, for Tennessee, from Mel Martinez, Secretary of Housing and Urban Development of Washington D.C., of record in Instrument No. 20030908-0130849, Dated August 29, 2003, Register's Office for Davidson County, Tennessee. Bertha M. Valdavia, by Quitclaim Deed, conveyed said property to Flor Melgar, Trustee, and by same Quitclaim Deed, for the express purpose of making a re-conveyance to create a tenancy in common with the right of survivorship, Flor Melgar, Trustee, reconveyed said property to Bertha M. Valdavia and Mario Martinez, as tenants in common with the right of survivorship, of record in Instrument No. 20031002-0145209, Dated September 25, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3842, page 232, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4282, page 728, Register's Office for DAVIDSON County, Tennessee.
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 4669 Dowdy 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 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 16th day of June, 2006.

X Bertha Maria Valdivia
Bertha M. Valdivia

X Mario Martinez
Mario Martinez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Bertha M. Valdivia and Mario Martinez, 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 16th day of June, 2006.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

File #: **06433-SH**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027