20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2006

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva Monge-Ayala (NAME)	Countrywide Home Loans of (NAME)	MAP 043-01
1121 Palmer Avenue (ADDRESS)	2375 N. Glenville Dr. RGV-B-195 (ADDRESS)	PARCEL 217.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Richardson, TX 75082 (CITY) (STATE) (ZIP)	

FOR AND 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, Fernanda C. Valle and husband, Baltazar Milian

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

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 the southerly 78 feet of Lots 6, 7, and 8 of the Plan of the Resubdivision of Dixie Pure Food Company's Sundivision as of record in Book 421, page 30, Register's Office for Davidson County, Tennessee, said Southerly 78 feet being described as follows:

BEGINNING at an iron pin in Palmer Avenue at the Southeasterly corner of the property conveyed to Ronald L. Voland and wife, Helen J. Voland by deed of record in Book 4515, page 661, said Register's Office; thence North 88 deg. 30 min. West 161.5 feet to an iron pin at the Southwest corner of the property conveyed to Ronald L. Voland and wife, by deed of record in Book 4515, page 661; thence North 1 deg. 30 min. East 78 feet; thence South 88 deg. 30 min. East 161.5 feet to the Westerly margin of Palmer Avenue 78 feet to the point of beginning.

BEING the same property conveyed to Fernanda C. Valle, a married woman by Warranty Deed dated July 26, 2004, from Bryan Roberts and wife, Leah G. Roberts of record by Instrument No. 20040730-0091720, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1121 Palmer Avenue, Madison, TN 37115
(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 our hand s this 29th day of September, 2006

Fernanda C Valle
Fernanda C. Valle

Baltazar Milian-Diaz
Baltazar Milian

Davidson County DEEDWARR
Recvd: 10/03/06 11:02 3 pgs
Fees:18.00 Taxes:493.95

20061003-0122286

LEGAL DESCRIPTION CONTINUATION

Baltazar Milian joins in this conveyance for the purpose of conveying all right, title, and interest in and to said property, marital or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fernanda C. Valle and husband, Baltazar Milian

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of September, 2006.

Commission expires 9/22/07

Notary Public

DANIEL WISOHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public