JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CHL-06-4509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos J. DaCunha	Countrywide Home Loans	
4509 Colorado Avenue (ADDRESS)	100 Mallard Creek Road, STE 250 (NAME) (ADDRESS)	103-4-247.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Louisville, KY 40207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARLOS A. DACUNHA AND WIFE, SUSAN E. DACUNHA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLOS J. DACUNHA, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, PLAN OF RESUBDIVISION OF LOTS 1 AND 2 JOHNSON BRANSFORD'S SUBDIVISION OF THE NORTHWEST PART OF BLOCK NO. 28, SYLVAN PARK SUBDIVISION, as shown on plat of record in Plat Book 5190, Page 333, (erroneously referred to as Page 33 in deeds of acquisition), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Carlos A. DaCunha, married to Carlos A. DaCunha and Susan E. DaCunha, husband and wife as recorded on the 28th day of July, 2004 in Instrument No. 20040728-0090332 and Warranty Deed from Steve G. Fridrich, individually, as to an undivided one-half interest and Steve G. Fridrich, Trustee under the Jerry D. Fridrich Family Trust, as to an undivided one-half interest to Carlos A. Da Cunha, married as recorded on the 26th day of November, 2003 in Instrument No. 20031126-0172008, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4509 Colorado Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of January, 2007.

Carlos A. DaCunha

Susan E. DaCunha

Davidson County DEEDWARR
Recvd: 01/12/07 11:01 2 pgs
Fees:13.00 Taxes:1665.00

20070112-0005218

STATE OF Tennessee
COUNTY OF Davidson

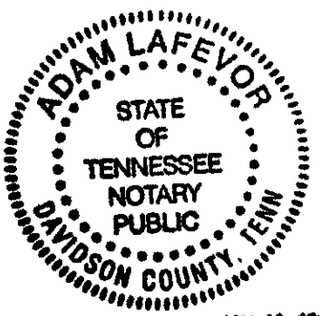
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carlos A. DaCunha and Susan E. DaCunha, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of January, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903