Davidson County DEEDWARR
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Fees:13.00 Taxes:684.13

20070522-0060898

WARRANTY DEED

P-CHL-07-8728

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 8th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nadiuska Miranda Nava	Countrywide Home Loans, Inc.	
8728 Gauphin Place	(NAME) 3011 Armory Drive, Suite 120	
NASHVILLE 37211 P.Y. ~~Antioch~~, TN ~~37013~~ (ADDRESS)	(ADDRESS) Nashville, TN 37204	173-9A-500.00 CO
(CITY) (STATE) (ZIP)	(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 JORGE USATORRES, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NADIUSKA MIRANDA NAVA, MARRIED, 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:

Being Lot No. 414 on the Plan of Lenox Village, Phase Seven, of record in Instrument No. 20051028-0130418, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lenox Village I, LLC, a Tennessee limited liability company by deed from McGowan Family Limited Partnership, a Tennessee limited partnership of record in Instrument 200405260062218 on 05/26/2004 and filed for record on 05/26/2004, Register's Office for said County.
Being part of the same property conveyed to Lenox Village I, LLC, a Tennessee Limited Liability Company by deed from McGowan Family Limited Partnership, a Tennessee limited partnership of record in Instrument 200503070024730 on 03/04/2005 and filed for record on 03/07/2005, Register's Office for said County.
Being part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by deed from Lenox Village I, a Tennessee Limited Liability Company of record in Instrument 200604110041764 on 04/10/2006 and filed for record on 04/11/2006, Register's Office for said County.
Being the same property conveyed to Jorge Usatorres, an unmarried man and Corey Soderquist, an unmarried man, as Joint Tenants with Right of Survivorship by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 200612150154989 on 12/14/2006 and filed for record on 12/15/2006, Register's Office for said County.
Being the same property conveyed to Jorge Usatorres, an unmarried man by deed from Corey Soderquist, an unmarried man of record in Instrument 200703260036115 on 03/16/2007 and filed for record on 03/26/2007, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 8728 Gauphin Place, Nashville, Tennessee 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 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 8th day of May, 2007.

Jorge Usatorres

STATE OF Tennessee
COUNTY OF DAVIDSON

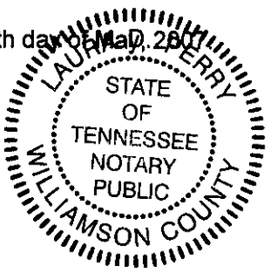
On this the 8th day of May, 2007, before me personally appeared Jorge Usatorres, an unmarried man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of May, 2007.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959