Davidson County DEEDWARR
Recvd: 06/04/07 09:31 2 pgs
Fees:13.00 Taxes:360.75

20070604-0065753

WARRANTY DEED

ET-07-0341

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Carlos Guadarrama
Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Guadarrama	Countrywide Home Loans, Inc.	
4749 Volunteer Drive (ADDRESS)	2021 North Gallatin Road, Suite 280 (ADDRESS)	149-5-86
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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 TONY W. TARKINGTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLOS GUADARRAMA, UNMARRIED AND LILANA MOTA, 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 106, SECTION ONE, TERRAGON TRAILS, as shown on plat of record in Plat Book 4860, Page 61 amended in Book 5066, Page 836, 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 to Tony W. Tarkington by Warranty Deed from T. Aldrich Finegan, unmarried, recorded on the 17th day of May, 1985 in Book 6559, Page 405, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 4860, page 61; Book 5066, page 836; Book 4967, page 406; Register's Office for said County.

Wilma Tarkington, spouse of Tony W. Tarkington, joins in this conveyance to relinquish any claims she may have in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 4749 Volunteer Drive, Antioch, Tennessee 37013
(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 31st day of May, 2007.

Tony W. Tarkington
Tony W. Tarkington

Wilma Tarkington
Wilma Tarkington

STATE OF Tennessee
COUNTY OF Wilson

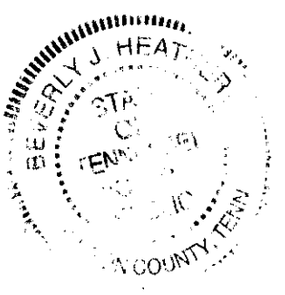
On this the 31st day of May, 2007, before me personally appeared Tony W. Tarkington and wife, Wilma Tarkington, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of May, 2007.

Beverly J. Heatherly

Notary Public

My Commission Expires: 09-16-07



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520