WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/07 10:40 2 pgs
Fees:13.00 Taxes:510.60
20070605-0066859

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$138,000.00.**

Affiant

Subscribed and sworn to before me this 31 day of May 2007

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jose Estrada-Oliva	Countrywide Home Loans, Inc.	120-02-0-104
1319 Venus Drive	3011 Armory Drive, Suite 120	
Nashville, TN 37217	Nashville, TN 37204	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nick A. Dorroll, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jose Estrada-Oliva and Martha Hernandez, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 40 on the plan of Stardust Acres, of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 40 fronts 60 feet on the southerly side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Nick A. Dorroll, unmarried, from John Thomas Bryant , Jr. by deed on October 4, 2004, of record in Instrument Number 20041008-0122169, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 92, Register's Office Davidson County, Tennessee.

This is improved property known as: **1319 Venus Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this May 31, 2007.

Nick Dorroll

Nick Dorroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nick A. Dorroll, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 31, 2007

My commission expires 9-22-07

Notary Public

