WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/07 09:44 2 pgs
Fees:13.00 Taxes:684.50

20070626-0076047

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 2007

Notary Public

MY COMMISSION EXPIRES 9/11/07

(AFFIX SEAL)

DANIEL L. WISHON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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
Robert B. Tishaw (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 63-01
1404 Brannom Drive (ADDRESS)	801 Crescent Center Drive #510 (ADDRESS)	PARCEL 40
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, Francisco J. Rodriguez and wife, Marisol Rodriguez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Tishaw and wife, Tamara S. Tishaw

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 Lot No. 12 on the Plan of Lazy Acres Subdivision of record in Book 3500, Page 146, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 140.01 feet along the Westerly margin of Brannom Drive and runs back 340.8 feet on the Southerly line and 360.45 feet on the broken Northerly side line, to a line at the rear measuring 86.5 feet thereon.

Being the same property conveyed to Francisco J. Rodriguez and wife, Marisol Rodriguez by Warranty Deed dated March 31, 2006, from Marty J. Wyatt and wife, Audra Wyatt Lee, of record by Instrument No. 20060405-0038702 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Raphael Molina executes this instrument as Attorney-in-fact on behalf of Francisco J. Rodriguez and wife, Marisol Rodriguez, pursuant to the Specific Power of Attorney which is of record by Instrument No. 20070626 0076046 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1404 Brannom Drive, 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 22nd day of June 2007

Francisco J. Rodriguez Francisco J. Rodriguez
By: Raphael Molina, Attorney-in-fact

Marisol Rodriguez Marisol Rodriguez
By: Raphael Molina, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of June, 2007, the undersigned, a Notary Public in and for said County and State, personally appeared Raphael Molina, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Francisco J. Rodriguez and wife, Marisol Rodriguez as their Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Francisco J. Rodriguez and wife, Marisol Rodriguez.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 22nd day of June, 2007.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/22/07