Davidson County DEEDWARR
Recvd: 08/02/07 10:31 2 pgs
Fees:13.00 Taxes:510.60

20070802-0091858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $136,000.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2007.

Notary Public

Expiration of commission.

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melecio Herrera-Zapata	**Countrywide Home Loans, Inc.**	**Map 150, Group 050, Parcel 139.00**
401 Cedarcliff Road	**3011 Armory Drive, Suite 120**	
Antioch, TN 37013	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Braulio M. Duenez and wife, Raquel Munoz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melecio Herrera-Zapata, unmarried

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. 196 on the Plan of Cherry Hills, Section 4, of record in Plat Book 4460, Page 21, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Braulio M. Duenez and wife, Raquel Munoz, a 1/2 undivided interest as tenants in common and a 1/2 undivided interest to Henry R. Allison, III, Trustee by Warranty Deed from Dan H. Roach, Sr. and wife, Dorris J. Roach, dated November 23, 1993, of record in Book 9164, Page 142, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Braulio M. Duenez and wife, Raquel Munoz, by Quitclaim Deed of record in Instrument No. 20070802-0091857, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, Page 21, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4512, Page 212, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 401 Cedarcliff Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 25th day of July, 2007.

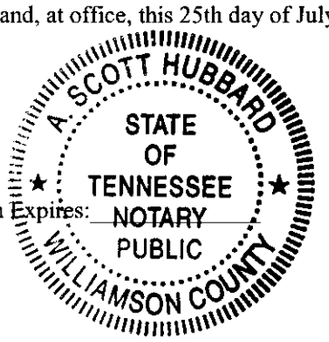
X _____
Braulio M. Duenez

X _____
Raquel Munoz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Braulio M. Duenez and Raquel Munoz, the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 25th day of July, 2007.



_____
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **07614-SH**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027