RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 12/31/07 12:09 2 pgs
Fees:13.00 Taxes:528.73
20071231-0149030

**WARRANTY DEED**

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00.

Jamie L. Austin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2007.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jacob Aranza<br>5170 Hickory Hollow Pkwy., #810<br>Antioch, Tennessee 37013 | Countrywide Bank, FSB<br>3011 Armory Drive, Suite #120<br>Nashville, Tennessee 37204 | MAP 163.05-0-A-41.00CO |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY TWO THOUSAND NINE HUNDRED AND NO/100 ($142,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **RAYMOND AUSTIN, JR. and wife, JAMIE AUSTIN,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **JACOB THOMAS ARANZA and wife, LEANNE RENEE ARANZA,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 41, a Horizontal Property Regime, (Private Element), on the Plan of Hickory Hollow Townhomes (Mill Park) Phase I, of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Raymond Austin, Jr., and wife, Jamie Austin, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, of record in Instrument No. 20050816-0097165, Register's Office for Davidson County, Tennessee dated July 29, 2005.

This is improved property known and designated as 5170 Hickory Hollow Parkway, Unit #810, Antioch, Tennessee 37013.

This conveyance is made subject to all matters shown on plat of record in Plat Book 9700, Page 538, 539 and 686; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are not yet due or payable.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 28th day of December, 2007.

**RAYMOND AUSTIN, JR.**

**JAMIE AUSTIN**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Raymond Austin, Jr. and Jamie Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of December, 2007.

Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.