Davidson County DEEDWARR
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This document prepared by:

Firm/Company	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**615-369-0039**

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JAMES H. WARD AND WIFE, EVELYN J. WARD**, hereinafter "collectively" referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **VICKY ARTAJOS AND HUSBAND, BALBINO S. ARTAJOS,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Somerset Farms, Section 4, Phase 4, A PUD of record in Book 9700, Page 658, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This being the same property conveyed to James H. Ward and wife, Evelyn J. Ward by Warranty Deed of Somerset Farms, a Tennessee Joint Venture dated June 21, 1999 and recorded June 23, 1999 in Book 11539, Page 887, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 141-7-B-185CO

This property is known as: 912 SPRINGLAKE COURT, NASHVILLE, TN 37221

Subject to Restrictions of record in Book 8556, Page 11, supplement and amendment in Book 9383, Page 526 and re-recorded in Book 9662, Page 869, and further amended in Book 10190, Page 182, Book 10410, Page 89, and Book 11433, Page 936; By-laws of record in Book 8556, Page 25; Articles of Incorporation of record in Book 7382, Page 225 and amended in Book 7820, Page 608, Book 8235, Page 521, and Book 8584, Page 20 All matters shown on the Plat of record in Book 9700, Page 658, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 25th day of January, 2008.

James H. Ward

Evelyn J. Ward

STATE OF Tennessee

COUNTY OF Williamson

On this 25th day of January, 2008 before me personally appeared James H. Ward and Evelyn J. Ward to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W. Davis

Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
JAMES H. WARD & EVELYN J. WARD
2828 OLD HICKORY BLVD., APT. 706
NASHVILLE, TN 37221

Grantee(s) Name, Address, phone:
VICKY ARTAJOS AND BALBINO S. ARTAJOS
912 SPRINGLAKE COURT
NASHVILLE, TN 37221

SEND TAX STATEMENTS TO :
Countrywide Home Loans
P.O. Box 961206
Fort Worth, TX 76161-0206

State of TENNESSEE
County of SUMNER

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$207,500.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29th day of January, 2008.

(Seal)

Affiant

Brandon Pelizzari
Type or Print Name

Rachelle Caudill
Notary Public

My commission expires:

9/22/2010

RACHELLE CAUDILL
Type or Print Name