Davidson County DEEDWARR
Recvd: 03/17/08 10:46 2 pgs
Fees:13.00 Taxes:490.25
20080317-0026490

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Sara Melby
2224 Monticello Drive
Nashville, TN 37207

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Countrywide Bank, FSB
1520 Memorial Blvd.
Murfreesboro, TN 37129

MAP AND PARCEL:
Map 71-1
Parcel 151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Agustin Ambriz, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Sara Melby, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Trinity Hills Village, Section 1, Fourth Addition, as of record in Plat Book 4300, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Agustin Ambriz, by deed from Tennessee Equity Holdings, Inc., a Florida corporation dated October 24, 2007, of record in Instrument No. 20071101-0128840, Register's Office for Davidson County, Tennessee.
>
> This is not now nor has it ever been the primary residence of the Grantor herein.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2224 Monticello Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 13th day of March, 2008.

Agustin Ambriz

Agustin Ambriz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Agustin Ambriz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13th day of March, 2008.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $132,500.00.

AFFIANT

Subscribed and sworn to before me
this 13th day of March, 2008.

NOTARY PUBLIC

My Commission Expires: 9.19.09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.