Davidson County DEEDWARR
Recvd: 04/03/08 11:11 3 pgs
Fees:18.00 Taxes:517.74
20080403-0033746

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Warranty Deed

Address of New Owners: Dario Rosiles
1109 Saunders Drive
Madison TN 37115

Mortgagee/Send Tax Bills to: Countrywide Bank, FSB
2021 N. Gallatin Road S-280
Madison, TN 37115

Map & Parcel
51-07-33

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FOR AND IN 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

Michael D. McClain and wife, Karen C. McClain

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

Dario Rosiles, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No 30 and the north triangular part of Lot No 29 on the Map of Section Four, Pleasant Acres, as of record in Book 2133, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot and part of said lot front 128.29 feet on the easterly side of Saunders Drive, and runs back between lines, 316.5 feet on the southerly line and 312.24 feet on the northerly line, to a dead line in the rear on which it measures 146.29 feet.

Being the same property conveyed to Michael D. McClain and wife, Karen C. McClain by deed dated June 6, 2003, of record in Instrument No. 20030609-0078955, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Power of Attorney of Karen C. McClain of record in Instrument No. 20080403003374S, Register's Office for Davidson County, Tennessee. The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

This conveyance is subject to all restrictions and easements of record.

This is IMPROVED property known as 1109 Saunders Drive Madison TN 37115.

TO HAVE AND TO HOLD the said tract of 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 HANDS THIS 28TH DAY OF MARCH 2008.

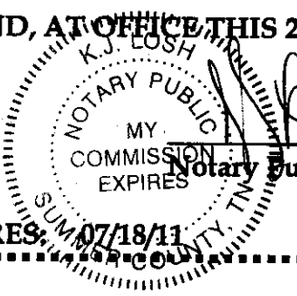
Michael D. McClain

Karen C. McClain
By: Michael D. McClain, her atty-in-fact
By: Michael D. McC
Her Atty in-Fact

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME, MICHAEL D. MCCLAIN WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 28TH DAY OF MARCH 2008.



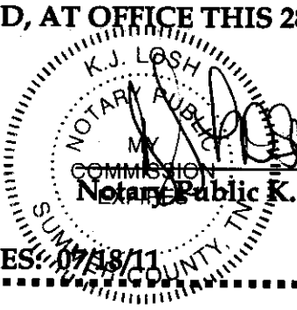
Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, MICHAEL D. MCCLAIN, IN HIS CAPACITY AS ATTORNEY IN FACT WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE IS THE ATTORNEY IN FACT FOR HIS WIFE, KAREN C. MCCLAIN, THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 28TH DAY OF MARCH 2008.



Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,931.00.

Dario Rosales

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH 2008.



Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

KAREN C. MCCLAIN

STATE OF TENNESSEE

COUNTY OF Sumner

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 28th day of March, 2008

MICHAEL D. MCCLAIN

SWORN to and subscribed before me, this 28th day of March, 2008

Notary Public K. J. Losh

My Commission Expires: July 18, 2011

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

AIF-POA.RDW