Davidson County DEEDWARR
Recvd: 09/02/08 15:16 2 pg
Fees:13.00 Taxes:388.50

20080902-0089850

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Margaret J Scarbrough
Affiant

Subscribed and sworn to before me, this 25TH DAY OF AUGUST, 2008.

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2-25-2011

(AFFIX SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hermenegildo Cardenas	Countrywide Bank, FSB (NAME)	161-08-0-73
394 Ocala Drive (ADDRESS)	1199 North Fairfax St. Ste. 500 (ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	Alexandria, VA 22314 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Marshall Scarbrough, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hermenegildo Cardenas,* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* married

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 102 ON THE PLAN OF SOUTHWOOD, AS OF RECORD IN BOOK 2663, PAGE 126, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 102 FRONTS 80 FEET ON THE NORTHERLY SIDE OF OCALA DRIVE AND RUNS BACK 218.65 FEET ON THE EASTERLY LINE AND 262.07 FEET ON THE WESTERLY LINE TO A DEAD LINE, WHICH IS A BROKEN LINE ON WHICH IT MEASURES 180 FEET.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL G. SCARBROUGH, UNMARRIED BY DEED FROM DANIEL LUNN, OF RECORD BOOK 9454, PAGE 910, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MICHAEL G. SCARBROUGH IS NOW DECEASED. MICHAEL G. SCARBROUGH DIED INTESTATE AND HAD ONLY ONE HEIR AT LAW UPON HIS DEATH WHO WAS HIS FATHER, MARSHALL SCARBROUGH. AN AFFIDAVIT AS EVIDENCE OF TITLE VESTING IN MARSHALL SCARBROUGH AS THE SOLE HEIR AT LAW HAS BEEN RECORDED IMMEDIATELY PRECEDING THIS DEED.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 394 Ocala Dr, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or 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 my/our hand(s) this 25th day of August, 2008.

Marshall Scarbrough
Marshall Scarbrough

STATE OF Tennessee

WARRANTY DEED
(Continued)

COUNTY OF Williamson

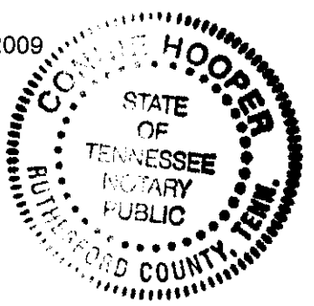
I, Connie Hooper , a Notary Public of the County and State first above written, do hereby certify that Marshall Scarbrough personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of August, 2008.

Connie Hooper

My Commission Expires: 2/24/2009

(SEAL)



RETURN TO:
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214