McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES: MARCH 14, 2009 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $125,000.00 Affiant Subscribed and sworn to before me, this 26th day of September, 2008. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/03/08 15:32 2 pg:
Fees:13.00 Taxes:462.50
20081003-0100985

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ricarda Salgado	**Countrywide Bank, FSB**	**Map 162, Group 100, Parcel 153.00**
625 Amelia Drive	**PO Box 961206, FTWX-22**	
Antioch, TN 37013	**Fort Worth, TN 76161**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Flor Melgar, unmarried

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

Ricarda Salgado, an unmarried woman

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

Land in Davidson County, Tennessee, being described as follows: TRACT I: Being Lot No. 153 on the plan of Brook View Estates, Section 2, of record in Book 4460, page 163, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof. TRACT II: Commencing with the Northwest corner of Lot 152 as shown in Brook View Estates, Section 2 recorded in Book 4460, page 163 Davidson County, Tennessee, also being the Eastern right of way margin of Amelia Drive; thence Southerly with the said right of way and with a curve to the right having a radius of 50.0 feet and distance of 39.778 feet to an iron pin; thence with the said right of way and said curve Southerly a distance of 3.16 feet to an iron pin; thence S 63 degrees 38 minutes 52 seconds E 147.48 feet to an iron pin; thence N 42 degrees 34 minutes 14 seconds E 13.27 feet to an iron pin; thence N 67 degrees 16 minutes 21 seconds W 1551.59 feet to the point of beginning, containing 1280 square feet, more or less.

Being the same property conveyed to Flor Melgar, unmarried, by Cash Deed for Tennessee, from Secretary of Housing and Urban Development, of record in Instrument No. 20080603-0056597, Dated May 30, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, page 163, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4689, page 561, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 625 Amelia Drive, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 26th day of September, 2008.

X _____

Flor Melgar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Flor Melgar, unmarried, the within named sellers, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2008.

_____
Notary Public

My Commission Expires: _____

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **08637-SH** MY COMMISSION EXPIRES:
RECORD & RETURN TO: MARCH 14, 2009
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027