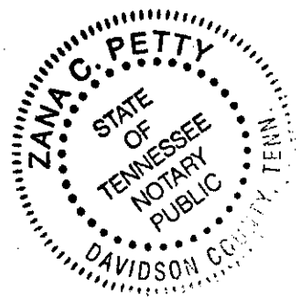
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2008

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Maria T. Portillo	Bank of America, NA	Parcel ID:
253 Bart Drive	9000 Southside Blvd., Bldg. 700	16203010400
Antioch, TN 37013	Jacksonville, FL 32256	

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

Luis E. Morales, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Maria T. Portillo

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:

BEING Lot No. 47 on the Plan of Colewood Hills Subdivision, Section One, of record in Plat Book 4300, Page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Luis E. Morales by Quitclaim Deed from Susan R. Morales, of record in Book 11125, page 238, said Register's Office. See also deeds of record in Book 9405, Page 696; Book 9405, Page 694; Book 9405, Page 692; Book 9405, Page 690; Book 9405, Page 688; and Book 9259, Page 918, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4548, Page 912, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4300, Page 130, said Register's Office.

The signature of Luis E. Morales is signed by his duly appointed Attorney-in-Fact, Michael P. Waggoner, pursuant to the Power of Attorney of record in Instrument 20081209-0118872, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 253 Bart 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, 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 hand this 5th day of December, 2008.

Luis E. Morales by Michael P. Waggoner Atty in Fact

Luis E. Morales
By: Michael P. Waggoner, as
Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 12/09/08 14:06 2 pgs
Fees:13.00 Taxes:388.50
20081209-0118873

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Michael P. Waggoner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Luis E. Morales as his Attorney in Fact as the free act and deed of the within named Luis E. Morales.

Witness my hand and official seal at Nashville, Tennessee the 5th day of December, 2008.

My Commission Expires: 11-22-10

Notary Public

