RETURN TO BOX #23

BOOK 9933PG316

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN
& CALDWELL (MPD)
A Professional Corporation
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

FROM: ESTRELLA P. ACOSTA ("GRANTOR")

TO: PAULO C. ACOSTA ("GRANTEE")

ADDRESS NEW OWNER:
Paulo C. Acosta
209 Neely's Bend Road
Madison, TN 37115

SEND TAX BILLS:
Paulo C. Acosta
600 Medical Park Drive
Suite 201
Madison, Tennessee 37115

MAP & PARCEL NUMBER:
052-01-122

WARRANTY DEED

Pursuant to the Final Judgment entered January 12, 1996 in Case No. 95D-3138 in the Fourth Circuit Court of Davidson County, Tennessee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ESTRELLA P. ACOSTA, Grantor, by these presents does transfer and convey unto PAULO C. ACOSTA, his heirs and assigns, all of her interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 on the Map of Madison Realty Company's Subdivision, Madison, Tennessee, of record in Book 547, page 164, Register's Office for said County, described as follows:
>
> Said lots adjoin and front together 100 feet on the north side of Neely's Bend Road and run back between parallel lines from the margin of said Road as widened 182 feet, more or less, to the south line of Lots Nos. 29 and 30.
>
> Being the same property conveyed to Paulo C. Costa and wife, Estrella P. Acosta, by deed from H. Michael Haynes and wife, Susan Harris Haynes; and Charles C. Harris and wife, Barbara B. Harris, of record in Book 5972, page 113, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Neely's Bend Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of an interest in said land and has a good right to convey it.

And GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said interest to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, except for persons claiming under instruments of record in the Register's Office of Davidson County, Tennessee.

WITNESS my hand this 26th day of January 26, 1996.

Estrella P. Acosta
ESTRELLA P. ACOSTA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Martha Nicholson, a Notary Public in and for said County and State, the within named, Estrella P. Acosta, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of January, 1996.

Martha Nicholson
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 25, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Paulo C. Acosta, being first duly sworn, makes oath that this transfer is pursuant to a domestic decree adjusting the property rights between divorcing parties.

Paulo C. Acosta
PAULO C. ACOSTA

Subscribed and sworn to before me, this 26th day of January, 1996.

Martha Nicholson
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 25, 1998

0145774
IDENTIF. & REFERENCE

96 JAN 31 PM 2:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3099 01/31 0101 03CHECK 8.00