40-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Tammy Baldwin
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of January, 2000.

Elaine Phelps
Notary Public

ELAINE PHELPS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/27/2001

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Instr:200002020011096 Page: 1 OF 2
REC'D FOR REC 02/02/2000 3:32:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $288.60

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nicolas Herrera
2932 Harlin Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 119-13/48.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stanley D. Shilliday, an unmarried man and Donald L. Shilliday and wife, Lois Jean Shilliday** hereinafter referred to as Grantors, hereby transfer and convey to **Nicolas Herrera and wife, Adela Herrera,** hereinafter referred to as 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 Lot No. 8 on the Plan of an Addition to and Revision of Lots Nos. 93, 94, 95, 96 and 97 of the H.G. McNabb Subdivision of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee, to wich plan reference is hereby made for a more complete description.

Being the same property conveyed to Stan D. Shilliday and Donald L. Shilliday by Warranty Deed from Martin H. Perry, an unmarried man of record in Book 9611, page 52 in the Register's Office for Davidson County, Tennessee. Lois Jean Shilliday hereby joins in to convey any marital interest she may have in the subject property. Stan D. Shilliday and Stanley D. Shilliday are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Plat Book 1130, page 79 in said Register's Office.

Restrictive covenants\Declaration of Covenants, conditions and restrictions contained in instrument of record in Book 1333, page 387 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County/City Taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2932 Harlin Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of January, 2000.

Stanley D. Shilliday By Donald L. Shilliday, Atty-in-fact

Donald L. Shilliday

Lois Jean Shilliday

STATE OF Ohio
COUNTY OF Mahoning

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald L. Shilliday and wife, Lois Jean Shilliday, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2000.

PATRICIA C. ROSKO, Notary Public
STATE OF OHIO
MY COMMISSION EXPIRES MARCH 1, 2003

Notary Public

My Commission Expires

STATE OF Ohio
COUNTY OF Mahoning

Personally appeared before me, the undersigned authority, Donald L. Shilliday, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Stanley D. Shilliday and who acknowledged that he executed the same as the free act and deed of the said Stanley D. Shilliday by virtue of the Power of Attorney, duly executed by the said Stanley D. Shilliday.

Witness my hand and official seal this 28th day of January, 2000.

Notary Public

My Commission Expires: