This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 052
PARCEL: 0002.00
GROUP: 05

Send Tax Bills to:
Santiago Grijalva and Luzelena Perez
828 Gallavista Avenue
Madison, TN 37115

WARRANTY DEED

Instr:200003060022020 Page: 1 OF 2
REC'D FOR REC 03/06/2000 1:17:54PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $333.00

THIS INDENTURE, made this 3rd day of March, 2000 between

Harry C. Watson and wife, Kathy J. Watson

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Santiago Grijalva and wife, Luzelena Perez

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract of land in Davidson County, Tennessee, being Lot No. 22, Block "D" on the revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry C. Watson and wife, Kathy J. Watson by deed from Stupka, Inc. of record in Book 11765, Page 375, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Harry C. Watson

Kathy J. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Harry C. Watson and Kathy J. Watson the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 3rd day of March, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/30/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $90,000.00.

Affiant

Sworn to and subscribed before me, this ____day of March, 2000

Notary Public

My Commission Expires: 11/30/2002