This Instrument was Prepared by and
After Recording Please Return to:
Title Enterprise Service Company, LLC.
214 Centerview Drive, Suite 225
Brentwood, Tennessee 37027

Instr:20000726007395l Page: 1 OF 3
REC'D FOR REC 07/26/2000 12:01:33PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $469.90

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Zero and 00/100 Dollars ($00.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **undersigned, Fernando F. Segovia and wife, Elena Olazagasti-Segovia** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **Donald Ed Mayfield** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit "A" (Attached)

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 25 day of July, 2000.

X Fernando F. Segovia
Fernando F. Segovia

X Elena Olazagasti-Segovia
Elena Olazagasti-Segovia

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **Fernando F. Segovia and wife, Elena Olazagasti-Segovia** the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed on behalf the foregoing instrument and acknowledged that the executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2000.

Notary Public

My Commission Expires: _____

MELODY F. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE Commission Expires 8-19-2001

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $127,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

April G. Nichols
Affiant

Subscribed and sworn to before me this 25th day of July, 2000.

Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

MAP AND PARCEL NUMBERS: 171-02-0-A-20.00

ADDRESS NEW OWNER:
Donald Ed Mayfield
131 Villa View Court
Brentwood, TN 37027

SEND TAX BILLS TO:
America's Wholesale Lender
P.O. Box 10212
Van Nuys, CA 91410-0212
Loan #9756669

2-000452

SCHEDULE A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Being Unit No. 27 on the Conominuim site plan of Brentwood Villa, Phase I, of record in Book 6900, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Fernando F. Segovia and wife, Elena Otazagasti-Segovia from Kathy E. Horner by Quitclaim Deed dated December 02, 1987 and recorded August 25, 1988 in Book 7635, page 674, Register's Office for Davidson County, Tennessee. Also of record in Book 7635, page 672, Book 7247, page 657 Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 6900, page 4 and By-Laws of record in Book 6923, page 986, Register's Office for Davidson County, Tennessee and Master Deed of record in Book 6923, page 943 and Book 7035, page 415, Book 7101, page 730, Register's Office for Davidson County, Tennessee.