This instrument was prepared by **Joel D. Ragland** of the law firm of Rudolph, Ross, Fendley & Hogan, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:
DANIEL DOMINGUEZ
JAEL DOMINGUEZ
4834 HOPEDALE DR.
NASHVILLE, TN. 37211

OWNER AND PROPERTY ADDRESS:
Daniel Dominguez and wife, Jael Dominguez
4834 Hopedale Dr.
Nashville, Tn. 37211

MAP 147-8 PARCEL 48

ANGEL LUIS LEON AND WIFE, CARMON LEON

TO: CASH WARRANTY DEED

DANIEL DOMINGUEZ AND WIFE, JAEL DOMINGUEZ

Davidson County DEEDWARR
Recvd: 09/07/00 09:29 2pgs
Fees:11.00 Taxes:362.60
20000907-0088427

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **ANGEL LUIS LEON AND WIFE, CARMON LEON** , as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does transfer and convey unto **DANIEL DOMINGUEZ AND WIFE, JAEL DOMINGUEZ, Grantee** and in this deed called the **"Grantee"**, as tenants by the entirety **Grantee's** heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

BEING LOT NO. 57 ON THE PLAN OF SECTION 11, BEVERLY HEIGHTS of record Book 2331, Page 42 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This being the same property conveyed to the **Grantor** herein by deed of record in Deed Book 2000010700024, RODCT.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto **Grantee**, as tenants by the entirety, **Grantee's** heirs and assigns forever.

SUBJECT to the terms, matters and conditions as shown on the aforementioned plat of record Register's Office for Davidson County, Tennessee. **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, **Grantor** has affixed **Grantor's** signature on this the 31st day of AUGUST, 2000.

BONNIE SUE CLIFFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

GRANTOR:

ANGEL LUIS LEON

CARMON LEON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the State and County aforesaid, **ANGEL LUIS LEON AND CARMON LEON**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained on this 31st day of AUGUST, 2000.

NOTARY PUBLIC **SEAL**
BONNIE SUE CLIFFORD

My Commission Expires: 5/27/01

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee**, **Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 98,000.00.

SWORN AND SUBSCRIBED TO before me on this the 31st day of AUGUST, 2000.

AFFIANT

NOTARY PUBLIC **SEAL**

Commission expires: 5/27/01

BONNIE SUE CLIFFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 27, 2001