Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/01 11:04 2pgs
Fees:11.00 Taxes:358.90

20010112-0004005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Jose B Melgar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES: 5.27.01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Melgar (NAME)	same (NAME)	MAP 148-5
3735 Turley Drive (ADDRESS)	(ADDRESS)	PARCEL 22
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	5DU3044

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roy E. Alexander and Carol Birondo, heirs at law of John M. Alexander, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Melgar and wife, Candelaria Melgar

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 74 on the Plan of Hillbrook, Section III, as of record in Book 3300 page 84, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John M. Alexander by deed from William E. Feinstein and wife, Jean Feinstein of record in Book 7312, page 401, Register's Office for Davidson County, TN. The said John M. Alexander having since died and his heirs at law being Roy E. Alexander and Carol Birondo.

Subject to restrictions of record in Book 3460, page 295, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3300, page 84, said Register's Office.

Taxes for the year 2001 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 3735 Turley Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 10th day of January, 2001

Roy E Alexander by Dorothy Alexander Atty-in-Fact
Roy E. Alexander

Carol Birondo by Dorothy Alexander Atty-in-Fact
Carol Birondo

By Dorothy M. Alexander by Power of Attorney recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____ on this the _____

day of _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On January 10, 2001, before me personally appeared Dorothy M. Alexander to me known to be the person who executed the foregoing instrument in behalf of Roy E. Alexander and Carol Birondo and acknowledged that she executed same as the free act and deed of said above name for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 2001.

My Commission Expires:

5.3.2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public