BOX 2

Davidson County DEEDWARR
Recvd: 01/25/01 10:16 2pgs
Fees:11.00 Taxes:582.75

20010125-0007563

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

WARRANTY DEED

THIS INDENTURE, made this 05 day of JANUARY, 2001 between **JAVIER LOZANO AND WIFE , ALBA LOZANO** of **DAVIDSON** County, Tennessee, First Parties, and

Stanley P. McWaters

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Javier Lozano and wife, Alba Lozano

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY , TENNESSEE , BEING LOT NO. 101 ON THE PLAN OF NEW HOPE MEADOWS, PHASE 1 , FIRST REVISION , OF RECORD IN BOOK 6900 , PAGE 653 , REGISTER'S OFFICE FOR SAID COUNTY , TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAVIER LOZANO AND WIFE , ALBA LOZANO BY DEED OF RECORD IN BOOK 7946, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY ,TENNESSEE.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 7557 , PAGE 377 , BOOK 7567, PAGE 103 , AND BOOK 7934 , PAGE 796 , SAID REGISTER'S OFFICE., and all items set out on any applicable plat of record.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person 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 First Parties hereunder set their hands and seals the day and year first above written.

Javier Lozano
JAVIER LOZANO

Alba Lozano
ALBA LOZANO

STATE OF REPUBLIC OF FRANCE / EMBASSY OF THE UNITED STATES OF AMERICA } SS
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ~~JAVIER LOZANO~~, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5TH day of JAN, 2001.

Page -1-

INDEFINITE

My commission expires:_____
(NOTARY SEAL)

Notary Public
Printed name: ~~DONALD L. MOORE~~
CONSUL
U.S. EMBASSY-PARIS.FRANCE

REPUBLIC OF FRANCE, CITY OF PARIS
EMBASSY OF THE UNITED STATES OF AMERICA } SS

STATE OF _____
COUNTY OF_____

Javier Lozano Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ALBA LOZANO**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of _____, 2000

_____
Notary Public
Printed name: DONALD L. MOORE
CONSUL
U.S. EMBASSY-PARIS.FRANCE

My commission expires: INDEFINITE
(NOTARY SEAL)

PROPERTY OWNER:
Stanley P. McWaters
4113 New Hope Meadow Road
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
Primary Capital Advisors, LC
2100 Riveredge Pkwy., Suite 950
Atlanta, GA 30328

CLT#_____

Map & Parcel No: 087-01-0010.00

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 157,500.00.

Jacque L. Krenz (AFFIANT)

Subscribed and sworn to before me, this 10th day of January, 2001

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Robin S Weakley
Notary Public
Printed Name Robin S. Weakley

My commission expires 3/18/2003

My Commission Expires March 18, 2003

STATE OF TENNESSEE, **DAVIDSON** COUNTY

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

_____ (AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

_____
Notary Public
Printed Name_____

My commission expires _____