Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Fuller White** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto (hereinafter referred to as "Grantee(s)"), **Alejandro Ramirez Martinez** it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

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

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

Witness my hand this 28th day of February 2001.

Linda Fuller White

Davidson County DEEDWARR
Recvd: 03/07/01 10:25 3pgs
Fees:15.00 Taxes:405.15
20010307-0021503

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Linda Fuller White** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 28th day of February 2001.

Cheryl M. Traverse
Notary Public
My Commission expires: 12-20-03

CHERYL M. TRAVERSE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE Of Tennessee
COUNTY Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $109,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of February 2001.

Notary Public

My Commission expires: 12-20-03

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Map and Parcel Numbers: 119/14/70.00

Address of New Owner:
264 Timmons Street
Nashville, TN 37214

Send Tax Bills To:
same

6-010042

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

Beginning at a point in the northerly margin of West Timmons Avenue, at the common corner of Lots 1 and 34; thence northerly with the line between said lots 156.5 feet to the common corner of Lots 1,29,39 and 34; thence easterly, with the line between Lots 1 and 29, 75 feet to the common corner of said lots and of Lots 28 and 2; thence southerly with the line between Lots 1 and 2, 156.5 feet to the northerly margin of East Timmons Avenue; thence with the margin of said avenue, westerly 75 feet to the beginning.

Being the same proeprty conveyed to Linda Fuller White from Conley White by Quitclaim Deed dated February 8, 2001 and recorded February 15, 2001 in Instrument # 20010215-0014561, Register's Office for Davidson County, Tennessee. Also aquired in Book 9266, page 67, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 6050, page 188, Register's Office for Davidson County, Tennessee.

LJW

(6-010042/7)