THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17938**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $121,000.00. Affiant Subscribed and sworn to before me this 27th day of APRIL, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Ms. Mirna Vargas 729 Barlin Court Nashville, TN 37221	**Send Tax Bills To:** National Bank Of Commerce 115 29th Avenue, South Nashville, TN 37212	**Tax Information:** MAP 142-10-B PAR 114.00 CO FB 09D 79812

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAWN M. PAGEAU, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MIRNA VARGAS, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 729 Barlin Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of APRIL, 2001.

Dawn M. Pageau
DAWN M. PAGEAU

Davidson County DEEDWARR
Recvd: 05/01/01 13:18 2pgs
Fees:11.00 Taxes:447.70
20010501-0043836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAWN M. PAGEAU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of APRIL, 2001.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Belle Pointe Phase III, as of record in Plat Book 6250, page 872, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dawn M. Pageau by deed from Bill J. Justice and wife, Betty J. Justice of record in Book 10054, page 74, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6689, page 772, amended in Book 6702, page 409, Book 6774, page 774, made applicable in Book 6819, page 164, amended in Book 6862, page 292; (3) Easements of record in Book 4475, page 757 and Book 4613, page 509; (4) By-Laws of record in Book 6689, page 783, amended in Book 7409, page 224, Book 7851, page 215 and Book 9319, page 443; (5) Dedication of common area of record in Book 6862, page 286; (6) Charter of record in Book 6762, page 261, corrected in Book 8016, page 858; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 440, Book 4175, page 149 and Book 6250, page 872, said Register's Office.