This Instrument Prepared By:

William A. Graham, Attorney
Columbia, TN 38401

Davidson County DEEDWARR
Recvd: 05/03/01 13:28 2pgs
Fees:11.00 Taxes:439.93
20010503-0045613

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **BRIAN WADE AND WIFE, AMANDA WADE**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **MARTIN NAJERA AND WIFE, SILVIA NAJERA, as tenants by the entirety**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

A tract or parcel of land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Phase 1, Valley View Terrace, of record in Plat Book 5200, Page 77, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Legal Description obtained from prior deed.

This property is shown on the tax records of Davidson County, Tennessee, as MAP 133-8, PARCEL 182.00.

Being the same property conveyed to FIRST PARTY herein by deed of record in Book 10818, Page 393, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; building restrictions of record in Book 5323, Page 310, Register's Office of

Davidson County, Tennessee; building setback lines, utility and drainage easements and all other matters as shown on plat of record in Plat Book 5200, Page 77, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 24th day of April, 2001.

Brian Wade
Brian Wade

Amanda L Wade
Amanda Wade

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said state and county, **BRIAN WADE AND WIFE, AMANDA WADE**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and expressed.

WITNESS my hand and seal at office in Columbia, Tennessee, this 24th day of April, 2001.

My commission expires:
2/15/04

William A. Graham
Notary Public

WILLIAM A. GRAHAM NOTARY PUBLIC AT LARGE MAURY COUNTY

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$118,900.00**.

Affiant

Sworn and subscribed to before me,
this 24 day of April, 2001

William A. Graham
Notary Public

WILLIAM A. GRAHAM NOTARY PUBLIC MAURY COUNTY TENNESSEE

My commission expires:
2/15/04

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

same

NAME AND ADDRESS OF PROPERTY OWNERS:

Mr. & Mrs. Martin Najera
524 Cathy Jo Circle
Nashville, TN. 37211

MCTC #6693