FILE BOX 45

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18022**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $96,000.00. Affiant Subscribed and sworn to before me, this 30th day of MAY, 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: Mr./Mrs. Marvin J. Argueta-Portillo 319 Josam Drive Nashville, TN 37211	**Send Tax Bills To:** Right Mortgage Company 106B West Hills Drive Lebanon, TN 37087	**Tax Information:** MAP 134-14 PAR 23.00 FB 05DU 14241

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, LEE ANDREA ELLIS, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARVIN J. ARGUETA-PORTILLO AND WIFE, MARTA A. PORTILLO ("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 319 Josam Drive, Nashville, Tennessee 37211.

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 30th day of MAY, 2001.

LEE ANDREA ELLIS

Davidson County DEEDWARR
Recvd: 05/31/01 13:49 2pgs
Fees:11.00 Taxes:355.20
20010531-0056453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LEE ANDREA ELLIS, 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 30th day of MAY, 2001.

My Commission Expires: _____

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

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Luna Heights Section Three, as of record in Plat Book 2900, page 138, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark E. Ellis and Lee Andrea Ellis, husband and wife, by deed from Brook L. Bagwell and wife, Sheril D. Bagwell of record in Book 10696, page 802, said Register's Office. The said Mark E. Ellis having conveyed his interest in said property to Lee Andrea Ellis by quitclaim deed recorded as Instrument No. 200006190060890, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2900, page 138, said Register's Office.