Davidson County DEEDWARR
Recvd: 08/28/01 16:01 2pgs
Fees:13.00 Taxes:157.25

20010828-0093535

PICK-UP

Prepared by:
Charles E. Reed
Attorney at Law
1930 Ransom Drive
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $42,500.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2001

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Notary Public
My commission expires: 03/18/2002

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel
Luis R. Hidalgo 244 Whitsett Road Nashville, Tennessee 37210	OWNER	119/5/409

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jennie Mai Shute Briggs, a widow, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Luis R. Hidalgo, a married person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 25 of Block 1 on the Plan of Cumberland Nurseries Subdivision Blocks 1 & 2, of record in Book 161, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Minnie Burns and Jennie Mai Shute Briggs by Warranty Deed from Manuel Shute and wife, Jeanie Louise Shute, of record at Book 2799, page 489, Register's Office for Davidson County, Tennessee, Minnie Burns being deceased , and her share of said property having passed to said Jennie Mai Shute Briggs by intestate sucession.

This conveyance is made subject to the following:

1. Year 2001 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the Plan of Cumberland Nurseries Subdivision Blocks 1 & 2, of record in Book 161, page 35, Register's Office for Davidson County.
3. All matters appearing of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

This property is improved property known as 244 Whitsett Road, Nashville, Tennessee 37210.

WITNESS my hand this 17th day of August 2001.

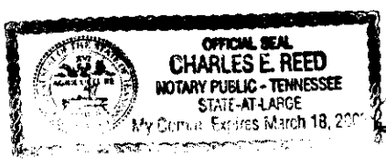
Jennie Mai Shute Briggs

Jennie Mai Shute Briggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennie Mai Shute Briggs, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August 2001.



Notary Public

My Commission expires: 03/18/2002