PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of October, 2001, by and between FORREST H. TYREE and JENNY D. TYREE, HUSBAND AND WIFE, hereinafter called Grantors, and CARLOS A. PRUDENCIO and CLAUDIA BENAVIDES SALAMANCA, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, FORREST H. TYREE and JENNY D. TYREE, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto CARLOS A. PRUDENCIO and CLAUDIA BENAVIDES SALAMANCA, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4802 JEFFERY DRIVE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 11/08/01 09:34 3pgs
Fees:18.00 Taxes:395.90

20011108-0122705

Forrest H. Tyree
FORREST H. TYREE
Signature of Seller

Jenny D. Tyree
JENNY D. TYREE
Signature of Seller

INDIVIDUAL Washington
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~ King)

Personally appeared before ~~me~~, a Notary Public of said County and State, FORREST H. TYREE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Jenny O. Tyree

Witness my hand, at office, this **25th** day of October, 2001.

Diana L McNaur
Notary Public

My Commission Expires: 2/12/05

Name and Address of Property Owner:

CARLOS A. PRUDENCIO and CLAUDIA BENAVIDES SALAMANCA, HUSBAND AND WIFE

4802 JEFFERY DRIVE
NASHVILLE, TN 37211

Property Address:

4802 JEFFERY DRIVE
NASHVILLE, TN 37211

Person Responsible for Taxes:

DIANA L. McNAUR
STATE OF WASHINGTON
NOTARY --o-- PUBLIC
MY COMMISSION EXPIRES 2-12-05

Map & Parcel #: MAP 134-13, PARCEL 100

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF ~~DAVIDSON~~ King

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$107,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Jenny O Tyree
Affiant

Sworn to and subscribed before me, a Notary Public, this ~~25th~~ 24 day of **October, 2001.**

Diana L McNaur
Notary Public

My Commission Expires: 2/12/05

DIANA L. McNAUR
STATE OF WASHINGTON
NOTARY --o-- PUBLIC
MY COMMISSION EXPIRES 2-12-05

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 186 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, Pages 34, 35 and 36, Register's Office for said County.

Said Lot No. 186 fronts 70 feet on the easterly side Jeffery Drive and extens bank 100 feet on the northerly line and 160 feet on the southerly line to a dead line, measuring 92.9 feet thereon.

BEING the same property conveyed to FORREST H. TYREE and JENNY D. TYREE, HUSBAND AND WIFE, by Deed from MARTIN ZEITLIN, TRUSTEE, of record in BOOK 3502, PAGE 255, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 134-13, PARCEL 100).

2. All matters as set forth on the Plan of Kenilworth Estates, Section 4, of record in Plat Book 3300, Pages 34, 35 and 36, said Register's Office, which plan includes a 30-foot minimum building setback line from Jeffery Drive; a 10-foot public utility and drainage easement along the rear lot line.