Prepared By and Return To:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 11/08/01 09:46 3pgs
Fees:18.00 Taxes:297.48
20011108-0122775

Warranty Deed

For and In Consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Pauline B. Anderson** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Miguel Ledezma** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

~~Xxxx~~ * Ledezma

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s), that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey tge same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorates between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 7th day of November 2001.

Pauline B. Anderson

Pauline B. Anderson

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Pauline B. Anderson** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 7th day of November 2001.

Jennifer R. Peter

Notary Public
My Commission Expires:

JENNIFER R. PETER
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN

MY COMMISSION EXPIRES:
JAN. 29, 2005

STATE Of Tennessee
COUNTY Of Williamson

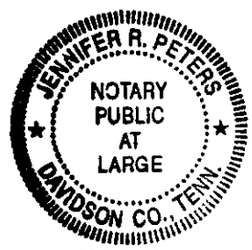
The actual consideration or value, whichever is greater, for this transfer is $80,400.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of November 2001.

Notary Public

My Commission expires:



MY COMMISSION EXPIRES:
JAN. 29, 2005

Map and Parcel: 119-10-69.00

Address of New Owner:
110 Roslynn Drive
Nashville, TN 37210

Send Tax Bills To:

Same

6-010371

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 6 on the Plan of Hidden Acres. 1st Addition, of record in Book 2083, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 154.88 feet on the northerly margin of RubyLees Drive and runs back 141.78 feet on the easterly line and 163 feet on the northwesterly line to a common point.

Being the same property conveyed to Pauline B. Anderson from John Grimaldi and wife, Betty Jean Grimaldi by Warranty Deed dated November 26, 1957 and recorded November 26, 1957 in Book 2705, Page 63, Register's Office for Davidson County, Tennessee.