This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Luis Alva
5859 Hickory Ridge Road
Lebanon, Tennessee 37090

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **133-16-0-A**
GROUP
PARCEL **106.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alex Bonner, d/b/a B & W Investments** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Luis Alva, unmarried,** hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Unit H-11 of Barcelona Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of record in Book 6400, page 839, said Register's Office, for a more compete identification and description of such Unit.

Being the same property conveyed to B & W Investments by deed from B & W Investments, formerly a Tennessee partnership comprised of Jim Woolems and Alex Bonner dated January 7, 1991, of record in Book 8276, page 787, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is improved property known as 270 Tampa Drive, Unit H-11, Nashville, Tennessee 37211.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

Davidson County DEEDWARR
Recvd: 11/20/01 15:23 3pgs
Fees:18.00 Taxes:68.45
20011120-0127601

1. Subject to Real Property Taxes for 2001, a lien now due and payable. Map 133-16-0-A, Parcel 106.00CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2001 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to the Master Deed contained in an instrument of record in Book 6400, page 801 and amended in Book 9397, page 815 and subject to By-Laws of record in Book 9723, page 68, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6400, page 839, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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; and,

Grantor does covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 15th day of November, 2001.

Alex Bonner, d/b/a B & W Investments

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alex Bonner, d/b/a B & W Investments**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of November, 2001.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $18,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of November, 2001.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004