WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/02 14:42 6pgs
Fees:33.00 Taxes:222.00

20020613-0072214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 60,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF 13 20 02

Deputy Register

THIS INSTRUMENT PREPARED BY:	Frank E. Lee, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
David E. Lee, Regina G. Lee and **Martha A. Lee**	Martha A. Lee	118-08-0
2403 Cruzen St.	2704 Windemere Dr.	120.00
Nashville, TN 37211	Nashville, TN 37214	

FOR AND CONSIDERATION OF THE SUM OF THIRTEEN THOUSAND AN 00/100 DOLLARS ($13,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, WHICH INCLUDES THE ASSUMPTION OF A FIRST MORTGAGE SECURED BY A DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20020412 - 0045452, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LUCIO DIAZ** AND WIFE, **NORA ADRIANA MACIAS RODRIGQUZ**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID E. LEE, REGINA G. LEE** AND **MARTHA A. LEE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 201 (erroneously referred to as Lot No. 2 at one point in previous conveyance) on the Map of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for said County.

SAID Lot No. 201 fronts 50 feet on the westerly side of Cruzen, also known as Cruzen Street and Cruzen Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Lucio Diaz by deed from Leslie E. Brown and wife, Sherry J. Brown, of record in Instrument No. 20020412 - 0045450 Register's Office for Davidson County, Tennessee.

Lucio Diaz and known as Lucio Diaz Moreno in Mexico being one and the same person. Nora Adriana Macias Rodriguez a resident and citizen of Aguascalientes, Mexico has joined in this conveyance as the wife of Lucio Diaz for the express purpose to convey all her right, title and any equity she may have or be entitled to in said real estate.

This instrument is executed on behalf of Nora Adriana Macias Rodriguez, a citizen and resident of Mexico, by Lucio Diaz Moreno as Attorney in Fact pursuant to a Special Powers for Acts of Dominion being recorded concurrently herewith. The affidavit of said Special Powers for Act of Dominion is

attached as "Exhibit A" to or on this instrument and incorporated herein by reference having previously been recorded in Instrument No. 20020412 - 0045451 in Spanish and English, Register's Office for Davidson County, Tennessee.

Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105 (c), of the Uniform Durable Power of Attorney Act, the undersigned certifies that at the time of execution of said document, the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability or incapacity.

The above description is the same as in the previous deed of record.

2403 Cruzen Street, Nashville, Tennessee 37211

(House Number) (Street) (City) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hands this 12th day of June 2002.

Lucio Diaz

LUCIO DIAZ

NORA ADRIANA MACIAS RODRIGUEZ

Lucio Diaz Moreno

LUCIO DIAZ MORENO

By: Lucio Diaz Moreno

Lucio Diaz Moreno, as Attorney-in-Fact

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 **Lucio Diaz**, the 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.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June 2002.

Frank E. Lee

NOTARY PUBLIC

My commission expires: 5-24-05

FRANK E. LEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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 **Lucio Diaz**, also known as **Lucio Diaz Moreno** in Augascalientes, Mexico, the 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 on behalf of **Nora Adriana Macias Rodriguez**, as Attorney-in-Fact and by Special Powers for Acts of Dominion, as the free act and deed of said Principal.

Witness my hand and official seal at Nashville, Tennessee this 12th day of June 2002.

Frank E Lee
NOTARY PUBLIC

My commission expires: 2-24-05



Ciro Silva Murguia, Esq.

NOTARY PUBLIC NO. 46

Josefa O. de Dominguez #232 Office No. 3 Downtown
Tel. 916-18-17 fax 916-77-72 zip code 20000 Aguascalientes, Ags.

Ciro Silva Murguia, Esq. Notary Public 46
MEXICAN UNITED STATES
Aguascalientes, Ags.

DEED NUMBER ONE THOUSAND EIGHT HUNDRED AND THIRTEEN
VOLUME NUMBER TWENTY-EIGHT

In the City of Aguascalientes, State of Aguascalientes, on the second day of the month of April of Two thousand two.

I, **CIRO SILVA MURGUIA, ESQ**, Notary Public Number Forty-Six of the State, practicing, GIVE WRITTEN PROOF of the **SPECIAL POWERS FOR ACTS OF DOMINION**, that is granted by Mrs. **NORA ADRIANA MACIAS RODRIGUEZ**, in favor of Mr. **LUCIO DIAZ MORENO**, in accord with the following:

CLAUSE

ONLY.- Mrs. **NORA ADRIANA MACIAS RODRIGUEZ**, in this act and through the present instrument grants Mr. **LUCIO DIAZ MORENO, SPECIAL POWERS FOR ACTS OF DOMINION**, in the most ample terms that is established by the third paragraph of the article two thousand four hundred and twenty-six of the Civil Code for the State of Aguascalientes in effect and it's correlatives of the Civil Codes of the States of the Mexican Republic, of the Federal District and of the Federal Civil Code, just as in the Fourth Article of the PROTOCOL OVER UNIFORMITY IN THE LEGAL REGIMEN OF POWERS ("Protocol of Washington") ratified by Mexico and published in the Official Daily of the Federation on the third of December of nineteen hundred and fifty-three and so that in her name and representation he sell the real estate which is referred to in the following:

Habitable house located in Davidson County, Tennessee, lot number TWO HUNDRED ONE in the map of Grandview Heights, filed in the book number one hundred and sixty-one, page fourteen, and the registration office in the mentioned county. Said lot number two hundred one front part fifty feet on the west side of Cruzen, also known as Cruzen Street and Cruzen Avenue and with between parallel lines of one hundred and fifty feet to the alley.

The empowered will also have the faculties in a more enunciative way but not limited to:

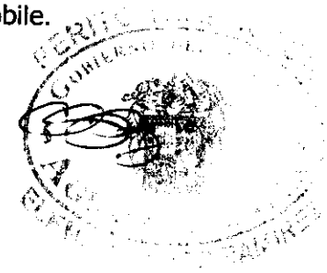
a).- To transfer ownership of the totality of the real estate or in it's case transmit the corresponding undivided part, authorizing himself to sell a fraction of the real estate that has remained related putting into effect the judicial or administrative paperwork that would be necessary for the subdivision, or be it, in a judicial or extrajudicial form, be it freely suitable or in a public action.

b).- Constitute, modify, extinguish or dismiss servants.

c).- Determine the price and the conditions of these operations.

d).- Receive the total cost of the principal, interest and accessories; give receipt or letter of payment.

e).- Accept the buyers or awarded, guarantees as much as mobile as immobile.



f).- Make and accept relative statements to the transference of the property and possession.
g).- Stipulate and resort to any procedure against the defaulting buyer.
h).- Make transactions.
i).- Deliver or present any certificate of civil status or additional documents demanded to meet with the formalities.
j).- and the previous effects, grant and sign all type of documents and instruments, choose residence and in general realize all that is necessary or useful, including if it is not explicitly foreseen in the present document.
k).-Facilitating him to be able to substitute and/or grant the present power.

GENERAL INFORMATION OF THE AUTHORIZER

Mrs. **NORA ADRIANA MACIAS RODRIGUEZ**, manifests that she was born the sixth of November, of nineteen hundred and seventy-six, originally from and neighbor of this City, Mexican by birth, married, with the profession of Teacher, with the address on the street Ramón Azcona number one hundred and eight, Colonia Martinez Dominguez.

I, THE NOTARY PUBLIC SWEAR

I. That in my judgment, the individual making the statement has the legal capacity to celebrate this act, since I do not observe in her any patent manifestations of natural incapacity nor do I have any news of her being deprived of the civil capacity.

II. That I know and I reassured myself of the identity of the individual making the statement, with her voting credential with photograph number 022755119016 (zero,two,two,seven,five,five,one,one, nine,zero, one, six) issued by the Federal Electoral Institute and of which a photostatic copy is added to the testimony which is issued with the present, just as the appendix of the same under the letter "A".

III. That this deed was read fully to the individual making the statement, explaining the value and legal force of it's contents and the agreeing with it she ratified it and signed it before the subscribed Notary, the day of the date in which of course it was AUTHORIZED. I SWEAR.

An illegible signature.-highlighted-my signature and my seal of authorization.

ARTICLE TWO THOUSAND FOUR HUNDRED AND TWENTY SIX OF THE CIVIL CODE FOR THE STATE OF AGUASCALIENTES AND ARTICLE TWO THOUSAND FIVE HUNDRED AND FIFTY-FOUR OF THE FEDERAL CIVIL CODE

In all the GENERAL POWERS FOR DISPUTES AND COLLECTIONS, it will be enough that it be said that it is granted with all the general and special faculties that are required by special clause according to the Law, so that it be understood conferred without any limitation.

In the GENERAL POWERS TO ADMINISTRATE PROPERTY, it will be enough to express that they are given with that characteristic so that the empowered have all type of administrative faculties



Ciro Silva Murguia, Esq.

NOTARY PUBLIC NO. 46

Josefa O. de Dominguez #232 Office No. 3 Downtown
Tel. 916-18-17 fax 916-77-72 zip code 20000 Aguascalientes, Ags.

Ciro Silva Murguia, Esq. Notary Public 46
MEXICAN UNITED STATES
Aguascalientes, Ags.

In all the GENERAL POWERS TO EXERCISE ACTS OF DOMINION, it will be enough that they be given with this characteristic so that the empowered have all the faculties of owner, in as much as the relative to the property, as to make all type of gestures in the means to defend it.
When they wish to limit them in the three cases mentioned prior, the faculties of the empowered will be special.
The Notaries will insert this Article in the testimonies of the powers that are granted.

ISSUANCE

THIS IS THE FIRST TESTIMONY ISSUED FOR MR. **LUCIO DIAZ MORENO,** IN HIS CHARACTER AS THE **EMPOWERED**. THERE ARE TWO USEFULL PAGES DULY COMPARED. – I SWEAR.-AGUASCALIENTES, AGUASCALIENTES, ON THE SECOND OF APRIL OF TWO THOUSAND TWO.

Ciro Silva Murguia, Esq. Notary Public 46
MEXICAN UNITED STATES
Aguascalientes, Ags.

MEXICAN UNITED STATES MEXICO NO. 1795

S.G.G. Ags.1

Apostille
(Convention of The Hague of the 5th of October 1961)
EXECUTIVE POWER
OF THE STATE OF AGUASCALIENTES

fees $200.00
no. of order 1795/01
EXECUTIVE POWER
OF THE STATE OF AGUASCALIENTES

In Mexico the present public document has been signed
by **CIRO SILVA MURGUIA ESQ.**
acting in capacity of **NOTARY PUBLIC NO. 46 OF THE THOSE OF THE STATE OF AGUASCALIENTES.**

and bears the corresponding seal of the Notary Public No. 46 of those of the State of Aguascalientes.
Certified in **Aguascalientes, Ags.**, by **Abelardo Reyes Sahagun, General Secretary of the Government of the State of Aguascalientes** the **2nd** of **April**, of **2002**

signature
signature

PERITO TRADUCTOR
GOBIERNO