THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 12878A

MAP/GROUP/PARCEL:
119-H-O/253.00

NEW OWNER'S NAME AND ADDRESS:
Cruz Ramirez and Arnoldo E. Alvarado
184 Radnor Street
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Please record & return to:
Leon Sharber, Attorney
1161 Murfreesboro Rd., Ste. 505
Nashville, TN 37217
File No. 02-0183

Davidson County DEEDWARR
Recvd: 10/02/02 09:00 2pgs
Fees:13.00 Taxes:388.50
20021002-0119462

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, CYNTHIA L. FERGUSON, A SINGLE WOMAN, hereinafter called Grantor, does hereby transfer and convey unto ARNOLDO ALVARADO, and CRUZ RAMIREZ, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 1 OF A SURVEY AND RESUBDIVISION OF LOT "B", PLAN OF WILLIAM LEE SUBDIVISION OF THE ROTH PROPERTY, AS OF RECORD IN PLAT BOOK 1130, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

The subject property is commonly known as 184 RADNOR STREET, Nashville, TN 37211.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20020924-0116459, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Cynthia L. Ferguson
CYNTHIA L. FERGUSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CYNTHIA L. FERGUSON, A SINGLE WOMAN, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 26th day of September, 2002.

NOTARY PUBLIC

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006

My Commission Expires:
1-25-06

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $105,000.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of September, 2002.

NOTARY PUBLIC

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:
4/11/04