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

Davidson County DEEDWARR
Recvd: 01/06/03 14:26 4pgs
Fees:23.00 Taxes:370.00
20030106-0001960

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of December, 2002, by and between LINDA BRAWNER HENDRICK, A MARRIED WOMAN, and JUDY BRAWNER NOKES ANDROYNA, A MARRIED WOMAN, EACH HAVING AN UNDIVIDED ONE-HALF (1/2) INTEREST, hereinafter called Grantors, and ANSELMO GONZALEZ, A MARRIED MAN, hereinafter called Grantee.

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, LINDA BRAWNER HENDRICK, A MARRIED WOMAN, and JUDY BRAWNER NOKES ANDROYNA, A MARRIED WOMAN, EACH HAVING AN UNDIVIDED ONE-HALF (1/2) INTEREST, Grantors, do hereby bargain, sell, transfer and convey unto ANSELMO GONZALEZ, A MARRIED MAN, hereinafter referred to as Grantee, his successors 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 848 GALLAVISTA AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantors covenant and agree with the said Grantee 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 Grantee, their successors and assigns, against the lawful claims of all person whomsoever.

CLAUDE A. HENDRICK, husband of LINDA BRAWNER HENDRICK, and JAMES LAWRENCE ANDROYNA, husband of JUDY BRAWNER NOKES ANDROYNA, the Grantors herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

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

Linda Brawner Hendrick
LINDA BRAWNER HENDRICK

Claude A. Hendrick
Claude A. Hendrick
Signature of Spouse

Judy Brawner Nokes Androyna
JUDY BRAWNER NOKES ANDROYNA

James Lawrence Androyna
James Lawrence Androyna
Signature of Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LINDA BRAWNER HENDRICK, joined by her husband, Claude A. Hendrick,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this **27th** day of **December, 2002.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JUDY BRAWNER NOKES ANDROYNA, joined by her husband, James Lawrence Androyna, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this **27th** day of **December, 2002.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office in _____ County, _____, this **27th** day of **December, 2002.**

_____
Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office in _____ County, _____, this **27th** day of **December, 2002.**

_____
Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

ANSELMA GONZALEZ, A MARRIED MAN

848 GALLAVISTA AVENUE
MADISON, TN 37115

Property Address:

848 GALLAVISTA AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

Map & Parcel #: MAP 52-5, PARCEL 5

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$100,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **December, 2002.**

Notary Public

My Commission Expires: 05/28/03

RETURN TO:

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lots Nos. 25 and 26, Block D, on the Revised Plan of Power and Roth Madison Park Subdivision, of record in Book 843, page 7, Register's Office for said County.
Said Lots No. 25 and 26 join and front together 100 feet on the Westerly side of Gallavista Avenue and run back between parallel lines 220 feet to a dead line.

BEING the same property conveyed to LINDA BRAWNER HENDRICK AND JUDY BRAWNER NOKES, by Quitclaim Deed, from CLARENCE G. BRAWNER, of record in Book 10416, page 182, Register's Office for DAVIDSON County, Tennessee. Judy Brawner Nokes has since remarried and is now Judy Brawner Nokes Androyna.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 52-5, PARCEL 5).

2. All matters as set forth on the Plan of the Revised Plan of Power and Roth Madison Park Subdivision, of record in Plat Book 843, page 78, said Register's Office.