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This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Melvin E. Valdez 4805 Foley Drive Nashville, Tennessee 37211	Right Mortgage Company 106-B West Hill Drive Lebanon, Tennessee 37087	147-04-0 173.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $118,500.00.

AFFIANT

Sworn to and subscribed before me this 28th day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 1/28/2006

Davidson County DEEDWARR
Recvd: 01/31/03 15:39 2pgs
Fees:13.00 Taxes:438.45
20030131-0013958

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **JAMES R. MAYES, unmarried,** hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **MELVIN E. VALDEZ, a married person,** hereinafter called the **"GRANTEE"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of the Resubdivision of Lot 38, Section 2, Beverly Heights, as of record in Plat Book 4470, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Mayes, unmarried by deed from Greg Thurman and wife, Connie R. Thurman, of record in Book 7550, page 312, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTOR does covenant 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 the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 147-04-0 173.00.

2. All matters appearing on the Plan of Beverly Heights, as of record in Book 4470, page 5, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instruments of record in Book 2401, page 391, and made applicable in Book 2440, page 199, Register's Office for Williamson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind himself, his heirs and assigns, 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.

This improved property is known as 4805 Foley Drive, Nashville, Tennessee 37211.

WITNESS our hands this 29th day of January, 2003 in Franklin, Tennessee.

James R. Mayes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, James R. Mayes, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29th day of January, 2003, in Franklin, Tennessee.

Notary Public

My Commission Expires: 12-15-04