WARRANTY DEED

CHAD WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 26, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,756.91

Brad Strowders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March 2003

C Waters
Notary Public

MY COMMISSION EXPIRES: 3-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Ruiz (NAME)	SAME (NAME)	MAP 133
450 Paragon Mills Rd (ADDRESS)	(ADDRESS)	PARCEL 57
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Coy Owen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Ruiz

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located at: 450 Paragon Mills, Davidson County, Nashville, TN 37211

AND:

Two tracts of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, as follows:

FIRST TRACT: Beginning in the center of Thompson Road at a point, the northeast corner of the second tract of land conveyed to H.G. Height, by deed from Davidson County, Tennessee, of record in Book 833, page 777, Register's Office for said County; thence with the center of said road, south 62 degrees east 4.9 poles to the northwest corner of the property conveyed to E.B. Woodroof and wife, by deed from T. F. Woodroof and wife, of record in Book 1166, page 27, said Register's Office; thence south 75 degrees, west 16 poles to a point in the easterly line of the Height property; thence with Height's easterly line north 49 3/4 degrees east 12.9 poles to the beginning.

SECOND TRACT: Beginning in the center of the Thompson Road at water's edge on the east bank of the west fork of Mill Creek; thence with the center of said road, south 62 degrees east 8 poles to the northwest corner of the property conveyed to H.G. Height, by deed from Davidson County, Tennessee, of record in Book 900, page 711, said Register's Office; thence south 49 3/4 degrees west 13.7 poles to a hackberry; thence south 25 1/4 degrees west 21.6 poles to a stake 3 feet east of a persimmon; thence north 69 3/4 degrees west 4 poles more or less, to the water's edge of said creek; thence down said creek with

CONTINUED

Being the same property conveyed to Coy Owen by deed dated 06-17-97, from Michael C. Eades and Susan S. Eades, filed for record on 06-20-97, in Book 10499, page 868, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 450 Paragon Mills Rd. Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 the 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 hand this 7 day of March 2003

Coy Owen

Davidson County DEEDWARR
Recvd: 03/13/03 11:41 2pgs
Fees:13.00 Taxes:158.20

20030313-0033966

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 Coy, Owen

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 Goodlettsville, Tennessee, this 27 day of March 2003.

Commission expires _____

C Waters
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 26, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

its meanders to the beginning.

Included in the above but specifically excluded therefrom is that portion thereof described in the Deed from Richard A. Jones, Trustee to Metropolitan Government of Nashville and Davidson County, of record in Book 7019, page 559, said Register's Office.

Being the same property conveyed to Michael C. Eades by Special Warranty deed from Richard A. Jones, Trustee of record in Book 9102, page 841, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:
Easement for sanitary sewers and/or storm drainage of record in Book 6530, page 721, said Register's Office.