THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Francisco Aaron Rodriguez, et ux 2316 Baker Station Rd. Goodlettsville, TN 37072	Same as New Owner	Map 7 Parcel 195

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WALLACE MITCHELL, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto FRANCISCO AARON RODRIGUEZ and wife, MARIA NORMA VERONICA CONTRERAS ZARATE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Re-plat of Lot 1 Janelle Manor of record in Instrument No. 20010214-0014134 in the Register's Office for Davidson County, Tennessee to which re-plat reference is hereby made for a more complete and accurate description of the said lot.

BEING the same property conveyed to Wallace Mitchell, a single man, by Deed of Correction from Richard W. Uselton and wife, Janelle M. Uselton, of record in Instrument No. 20010308-0021835, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2316 Baker Station Rd., Goodlettsville, TN 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Instrument No. 20010214-0014134, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/09/03 15:27 2pgs
Fees:13.00 Taxes:442.15
20030409-0047493

3. Restrictive Covenants and a 50-foot joint access easement as set forth and described in the instrument of record in Book 9694, page 763, said Register's Office.

4. Right of way to the State of Tennessee of record in Book 6131, page 582, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Wallace M. Mitchell
WALLACE MITCHELL, a single man

"GRANTEES"

Francisco A Rodriguez
FRANCISCO AARON RODRIGUEZ

Maria Norma Veronica Contreras Zarate
MARIA NORMA VERONICA CONTRERAS ZARATE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLACE MITCHELL, a single man, and FRANCISCO AARON RODRIGUEZ and wife, MARIA NORMA VERONICA CONTRERAS ZARATE, 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, at office, this the 28th day of March, 2003.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires August 20, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $119,500.00.

Maria Norma Veronica Contreras Zarate
Affiant

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

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires August 20, 2005