Box 29

Davidson County DEEDWARR
Recvd: 04/14/03 10:01 2pgs
Fees:13.00 Taxes:285.83
20030414-0049029

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

WARRANTY DEED

Address new owner as:
Merlene E. Fernandez
3205a Lakeland Drive
Nashville, TN 37214

Send tax bills to:
Washington Mutual Bank
P. O. Box 60800
Los Angeles, CA 90060-0800

Map-Parcel
Map 43-4
Par 52

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sophrona Bilbrey, have this day bargained and sold, and do hereby transfer and convey to the said Marlene E. Fernandez, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot "P" on the unrecorded map showing the subdivision of Lots Nos. 46, 47, 48, 49, 64, 65, and 66 on the unrecorded plan of Scenic View Subdivision and described according to surveys made by James L. Murphy, Jr., Surveyor, August 7, 1959, as follows:

Beginning at a pint in the northeasterly margin of Scenic View Drive, formerly Havron Avenue, 1552 feet northwest from the margin of Hillman Place, being the corner of Lots "O" and "P" and being 52.7 feet northwest from the original corner of Lots 65 and 66; thence with the margin of Havron Avenue, North 46 degrees 29 minutes West 69.1 feet to the corner of Lots "P" and "Q"; thence with the line between said lots, North 43 degrees 31 minutes East 170 feet to a point; thence South 46 degrees 29 minutes East 69.1 feet to a corner of Lot "O"; thence with the line between Lots "O" and "P", South 43 degrees 31 minutes West 170 feet to the point of beginning.

Being the same property conveyed to Sophrona Bilbrey, by Warranty Deed from Elvis Wayne Reagan and wife, June Adeline Reagan dated June 30, 1971, and recorded in Book 4515, page 912, said Register's Office.

This is improved property known as 143 Scenic View Road, Old Hickory, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Marlene E. Fernandez, her heirs and assigns, forever.

And I, Sophrona Bilbrey, do covenant with the said Marlene E. Fernandez that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the

same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2003.

And I, Sophrona Bilbrey, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Marlene E. Fernandez, her heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS my hand this _____ day of March 2003.

Sophrona Bilbrey
SOPHRONA BILBREY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 24 day of March 2003.

Ollie Mai Parsley
NOTARY PUBLIC

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $77,250.00.

Marlene Fernandez
AFFIANT

Subscribed and sworn to before me, this 24 day of March 2003.

Ollie Mai Parsley
NOTARY PUBLIC

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006