THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/13/03 18:18 2pgs
Fees:13.00 Taxes:305.81
20030513-0064768

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Carlos O. Irizarry and Greisaliz C. Irizarry 1936 Meadow Cliff Drive Nashville, Tennessee 37210	SAME	95-05-0-A-041.00

FOR AND IN 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, I, John Ritter, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Carlos O. Irizarry and wife, Greisaliz C. Irizarry, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Belle Acres, Section One, of record in Plat Book 5200, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to the Grantor by deed of record in Book 9650, Page 105, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1936 Meadow Cliff Drive, Nashville, Tennessee 37210

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 thier heirs and assigns forever; and I 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 the same is unencumbered, unless otherwise herein set out; and I 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. Whenever 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 our hands this 5th day of May, 2003.

John Ritter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Ritter with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 5th day of May, 2003.

NOTARY PUBLIC

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 7/6/05

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $82650.00

Affiant

Subscribed and sworn to before me this 5th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.