Davidson County DEEDWARR
Recvd: 05/30/03 15:12 2pgs
Fees:13.00 Taxes:414.40

20030530-0073297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Juan Antonio Guillen
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of May, 2003.

Notary Public

My Commission Expires: 7/3/06

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
5252 Hickory Hollow Pkwy
Suite 2207C
Antioch, Tennessee 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:
Juan Antonio Guillen
4020 Navaho Trail
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Chase Manhattan Mortgage Corp
P.O. Box 78824
Phoenix, AZ 85021

MAP-PARCEL NUMBERS:
Map & Parcel : 148-15-0-126.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Real Estate Renovations, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Juan Antonio Guillen, an unmarried person** hereinafter referred to as Grantees, their heirs and assigns a 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. 32, on the Plat of Apache Hills, Section 5, Part 2, as of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Real Estate Renovations, LLC, by Special Warranty Deed from Federal National Mortgage Association, of record at instrument # 2002 100301 58170, Register's Office for Davidson County, Tennessee, dated December 16, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5050, Page 39, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 4179, Page 951, Book 4215, Page 268, Book 4221, Page 190, Book 4225, Page 657, Book 4361, Page 162, Book 4454, Page 301, Book 4564, Page 724, Book 5040, Page 357, and Book 5449, Page 535, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4020 Navaho Trail, Nashville, Tennessee 37211.

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 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. 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 29th day of May, 2003.

Real Estate Renovations, LLC

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 John Jordon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the President of Real Estate Renovations, LLC and who further acknowledged that he executed the forgoing instrument for the purposes therein contained his name as the President of Real Estate Renovations, LLC..

Witness my hand and official seal this 29th day of May, 2003.

Notary Public

My Commission Expires: 7/29/06