Please Record & Return To:
THIS INSTRUMENT PREPARED BY
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TN 37075

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
303 Frances Street, P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDWARR
Recvd: 06/02/03 14:09 3pgs
Fees:18.00 Taxes:325.60
20030602-0074720

Special Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ricardo Jose Marquez Pena, et al 108 Butleigh Court Goodlettsville, TN 37072	NEW OWNER	Map 26-06 Parcel 020.00 Field Book GO 20333

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, HOMER R. AYERS, Executor of the Estate of Laura Shannon Ayers, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RICARDO JOSE MARQUEZ PENA, a single man, and YENEMY MARQUEZ-ROMAN, a single woman, as joint tenants with survivorship obtaining, 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:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Windsor Green, Phase I, Section I, as of record in Book 6250, page 31, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 20 fronts 17.38 feet on the northerly margin of Butleigh Court and extends back 117.75 feet on the southwesterly line, which is a broken line, and 98.0 feet on the northeasterly line to a dead line in the rear measuring 75 feet thereon.
>
> Being the same property conveyed to Laura Shannon Ayers, unmarried, by deed from Randall Phillips Builders, Inc., filed for record in Book 6621, page 336, Register's Office for Davidson County, Tennessee. The said Laura Shannon Ayers died testate on November 27, 2001 at the age of 41 years, a citizen and resident of Davidson County, Tennessee. Her Will was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee in the matter of: *The Estate of Laura Shannon Ayers, deceased*, Docket No. 01P-1925. Homer R. Ayers was appointed as Executor of the decedent's estate. The Will gives the Executor the power to sell real property, and to execute all deeds, and other documents relating to same.
>
> By his signature hereto, the Executor certifies that the Estate of Laura Shannon Ayers remains open, but that there are sufficient funds to pay all debts, taxes, and costs of administration.
>
> The mailing address for the said property is 108 Butleigh Court, Goodlettsville, TN 37072.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

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 the GRANTOR does covenant with the said GRANTEES, that Laura Shannon Ayers was

lawfully seized and possessed of the said land in fee simple, that the Executor has a good right to convey it and that the Executor warrants that the same is unencumbered, except as follows:

1. 2003 State and County taxes are a lien, but not yet due and payable.

2. 2003 City of Goodlettsville taxes are a lien, but not yet due and payable.

3. Subject to all matters shown on the Plan of Windsor Green, Phase I, Section I, filed for record in Book 6250, page 31, Register's Office for Davidson County, Tennessee.

4. Subject to the By-Laws of Windsor Green Services Association filed for record in Book 6406, page 942, Register's Office for Davidson County, Tennessee.

5. Subject to Declaration of Covenants, Conditions and Restrictions of Windsor Green Services Association filed for record in Book 6406, page 929, Register's Office for Davidson County, Tennessee.

6. Subject to any assessments due to be paid to Windsor Green Services Association.

7. Subject to any transfer fee to Windsor Green Services Association as a result of the sale and transfer of the said property.

And the Executor does further covenant and bind himself, his successor or assigns, that the Executor has done nothing to impair the title to the property, and that the Executor will warrant and defend the title against the lawful claims of all persons claiming by or through the Executor, but not otherwise.

WITNESS our hands on the day and date acknowledged below.

"GRANTOR"

ESTATE OF LAURA SHANNON AYERS

By: HOMER R. AYERS, Executor

"GRANTEES"

RICARDO JOSE MARQUEZ PENA, a single man

YENEMY MARQUEZ-ROMAN, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMER R. AYERS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 2ND day of May, 2003.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICARDO JOSE MARQUEZ PENA, a single man, and YENEMY MARQUEZ-ROMAN, a single woman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 2ND day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 1-25-06

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Affiant

Sworn to and subscribed before me, this the 2ND day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 1-25-06

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006