40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/02/03 16:45 2pgs
Fees:13.00 Taxes:377.40
20030602-0074985

ADDRESS NEW OWNER:

Luis A. Iglesias
Rina S. Iglesias
5008 Pearson Place
Nashville, TN 37211

SEND TAX BILL:

CTX Mortgage Company, LLC
P. O. Box 199077
Dallas, TX 75219-9077

MORTGAGEE:
CTX Mortgage Company, LLC
P. O. Box 199077,
Dallas, TX 75219-9077

MAP AND PARCEL:
MAP 147-16-0
PARCEL 166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gregory C. Adkins ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Luis A. Iglesias and wife, Rina S. Iglesias, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Tusculum Fields as of record in Plat Book 2330, page 16, Register's Office for Davidson County, Tennessee, and that part of the reserved tract that lies adjacent to said Lot No. 64 on the east and further described according to a survey made by John Kohl & Co., dated July 1, 1983, as follows:
>
> Said Lot No. 64 and portion of reserved tract fronts 70 feet on the easterly side of Pearson Place and runs back between parallel lines 210.09 feet on the northerly side and 203.72 feet on the southerly side to a dead line in the rear measuring 70.29 feet thereon.
>
> Being the same property conveyed to Gregory C. Adkins by deed from Martha Lera Ervin Lewis and husband, Martin A. Lewis, of record in Book 11105, page 894, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

Tasha Adkins joins in the execution of this instrument to convey her interest in the property as spouse of Gregory C. Adkins.

This is improved property known as 5008 Pearson Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns,

forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of May, 2003.

X Gregory C Adkins
Gregory C. Adkins

X Tasha Adkins
Tasha Adkins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Gregory C. Adkins and wife, Tasha Adkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained herein.

Witness my hand and official seal this 30 day of May, 2003.

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires July 26, 2003
My Commission Expires: 7/26/03

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $102,000.00.

X

AFFIANT

Subscribed and sworn to before me this 30 day of May, 2003.

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003