Prepared By and Return To:

Brenda L. McCann,
Attorney at Law
2505 Nolensville Pike
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 06/11/03 15:32 2pgs
Fees:13.00 Taxes:333.00
20030611-0080893

For Recorder's Use Only

GENERAL WARRANTY DEED

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 which is hereby acknowledged, I, **JOAN M. FINLEY**, hereinafter referred to as the GRANTOR, has this day bargained and sold and by these presents do hereby sell, transfer and convey unto **RODRIGO LEDEZMA AND JOSE LEDEZMA**, hereinafter referred to as the GRANTEE, with full right of survivorship, their heirs and assigns, the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hidden Acres, Second Addition, as of record in Book 2083, page 79, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly terminus of Rubylee Drive, at the corner of Lots Nos. 14 and 15; thence northerly with the line between said lots 157.6 feet to a point; thence south 81° 53' 30" east 65 feet to a point; thence north 87° 30' 10" east 141.75 feet to a point; thence south 0° 59' east 60.2 feet to the common rear corner of Lots Nos. 15 and 16; thence with the line between said Lots Nos. 15 and 16 southwesterly 203.73 feet to a point in the margin of Rubylee Drive; thence along a curve at the terminus of said Drive in a general northwesterly direction 40.14 feet to the point of beginning.

Being the same property conveyed to Lloyd Rudolph Finley and wife, Joan M. Finley, by deed from Gary Cooper Motors, Inc., recorded the 2nd day of August, 1956, in Book 2590, Page 139, in the Register's Office for said County. Lloyd Rudolph Finley is deceased.

TAX IDENTIFICATION: Map/Parcel 119-10-0 071.0

TO HAVE AND TO HOLD with the hereditaments and appurtenances thereto appertaining, the said real estate unto the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS covenant that they are lawfully seized and possessed of said real estate and have good right and lawful authority to convey the same; that the title thereto is clear, free and unencumbered, and that they will forever warrant and defend the same against the claims of all persons whomsoever.

THIS property is conveyed subject to all valid restrictive covenants and easements of record, if any.

WITNESS our hands on this 6th day of June 2003.

Joan M. Finley

JOAN M. FINLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 6th day of June, 2003, before me personally appeared **JOAN M. FINLEY**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,

Brenda McCann

Notary Public

My Commission Expires: Jan 27, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

Joan M. Finley

Subscribed and sworn to before me, this 6th day of June 2003.

Brenda McCann

Notary Public

My Commission Expires: Jan. 27, 2007

NAME & ADDRESS OF NEW OWNER:

Rodrigo Ledezma
Jose Ledezma
114 Rolynn Drive,
Nashville, TN 37210

TAX BILLS SHOULD BE SENT TO:

Same As Above

THE LEGAL DESCRIPTION IN THIS DEED WAS TAKEN FROM THE PUBLIC RECORD, THE MOST CURRENT SURVEY, OR INFORMATION SUPPLIED BY THE PARTIES. PREPARER MAKES NO CLAIM AS TO ITS ACCURACY.