Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway West, Suite 107
Smyrna, TN 37167

04-0305-50707

Davidson County DEEDWARR
Recvd: 07/02/03 15:09 2pgs
Fees:13.00 Taxes:366.30

20030702-0091782

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 99,000.00.

Angela E Sharber
Affiant

Subscribed and sworn to before me, this 27th day of May, 2003.

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

Notary Public
My commission expires: 1-10-05

Address of New Owner	Send Tax Bills to:	Tax Information
Aida Cruz Lemus	Same	091-05
6109 Nashua Lane		208.00
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ella M. Brown**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Aida Cruz Lemus**, hereinafter called the Grantees, their successors 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. 3, on the Plan of Mosswood Heights, Section 2, of record in Plat Book 4175, page 155, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ella M. Brown by deed from David E. Clifford and wife, Deborah J. Clifford of record in Book 11536, page 120, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6109 Nashua Lane, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of May, 2003.

Ella M Brown

Ella M. Brown

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ella M. Brown**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand at office on this 27th day of May, 2003.

Theresa D. Dorsey
Notary Public

My Commission expires: 09/17/05

