Davidson County DEEDWARR
Recvd: 08/12/03 13:24 2pgs
Fees:13.00 Taxes:458.43
20030812-0115295

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00.

Jose R. Vasquez
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of July, 2003.

Notary Public

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jose R. Vasquez
400 Benita Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
New owner

MAP-PARCEL NUMBERS:
133-12-48

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, **Flor Melgar** hereinafter referred to as Grantors, hereby transfers and conveys to **Jose R. Vasquez** 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:

Lot Number 110 on the Plan of Windsor Park Subdivision, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Flor Melgar by deed from Mel Martinez, Secretary of Housing and Urban Development, Washington D.C., of record at Instrument No. 20030325-0039341, Register's Office for Davidson County, Tennessee.

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 3600, Page 64, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3792, Page 445, as amended in Book 3816, Page 784, Register's Office for Davidson County, Tennessee.

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 400 Benita Drive, 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 25th day of July, 2003.

Flor Melgar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Flor Melgar, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HUGGINS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005