ADDRESS OF NEW OWNER
Michael Oquendo
2704 Mossdale Drive
Nashville, TN 37217

SEND TAX BILLS TO:
SAME

MAP/PARCEL NO.
083-03-0-63.00

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001; BASED SOLELY UPON INFORMATION SUPPLIED BY THE PARTIES, NO RECORD SEARCH HAVING BEEN CONDUCTED TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Mail

WARRANTY DEED

For and in consideration of the sum of $10.00 (ten dollars), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, ROBERT AUSBROOKS AND WIFE, LUCY AUSBROOKS, by these presents do hereby transfer, grant, and convey unto MICHAEL OQUENDO, his heirs, successors and assigns, all of our right, title and interest in the following parcel of land situated in Davidson County, State of Tennessee, to wit:

TRACT or parcel of land in the City of Nashville, Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the point of the intersection of the north line of Greenwood Avenue and the west line of Porter Road; thence westwardly along said north line of Greenwood Avenue, a distance of seventy seven (77) feet to a point in the lot line between Lots 7 and 8 of the revised plan of Sharpe Horns Fifth Addition, See Plan Book 332, Page 70, Register's Office of Davidson County, Tennessee; thence northwardly along the lot line between Lots 7 and 8, a distance of 125.72 feet to a point; thence eastwardly forming an interior angle of 74 deg. 12', a distance of 108.32 feet to a point in the west line of Porter Road; thence southwardly along said west line of Porter Road, a distance of 100 feet to the point of beginning, containing 10,256.1 square feet.

The covenants contained in said deed are incorporated herein and transferred subject thereto, together with the easements and restrictions thereon.

BEING the property conveyed to Robert Ausbrooks and wife, Lucy Ausbrooks, by substitute trustee's deed from Bruce N. Oldham, Substitute Trustee dated October 26, 2001, of record in Instrument Number 20011026-0117292, Register's Office of Davidson County, Tennessee.

This is property which has a common address of 1200 Porter Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, and the 2003 real estate taxes.

Davidson County DEEDWARR
Recvd: 11/14/03 08:50 2pgs
Fees:13.00 Taxes:148.00
20031114-0166399

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 19 day of Sept, 2003.

Robert Ausbrooks
ROBERT AUSBROOKS

Lucy Ausbrooks
LUCY AUSBROOKS

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said County and state, the within named ROBERT AUSBROOKS AND WIFE, LUCY AUSBROOKS, the grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Gallatin, ~~Florida~~ Tennessee, this the 19th day of September, 2003.

Julie White
NOTARY PUBLIC
My commission expires: 7/18/06

JULIE WHITE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Michael Oquendo
MICHAEL OQUENDO, AFFIANT

Subscribed and sworn to before me this the 2nd day of October, 2003.

R N Ole
NOTARY PUBLIC
My commission expires: 9/28/04

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.