Box 34

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Juan Carlos Membreno
6110 Nashua Ave.
Nashville, Tennessee 37209

SEND TAX BILL TO:
First National Bank of Arizona
1760 Old Meadow Road, 3rd Floor
McLean, VA 22102

MORTGAGEE:

MAP	**91**
GROUP	**5**
PARCEL	**242**

Davidson County DEEDWARR
Recvd: 11/17/03 09:25 2pgs
Fees:13.00 Taxes:377.40
20031117-0167121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joseph P. Burns, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Juan Carlos Membreno**, hereinafter called the "GRANTEE", his heirs 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. 35 on the Plan of Section 2, Mosswood Heights, of record in Plat Book 4175, page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Joseph P. Burns, by Quitclaim Deed from Patricia P. Burns of record in Book 10689, page 570, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 6110 Nashua Ave., Nashville, Tennessee 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 "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs assigns, against the lawful claims of all persons whomsoever. Whereever 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 the day of November, 2003.

Joseph P. Burns

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph P. Burns, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this day of November, 2003.

Lynda Kaye Jones
NOTARY PUBLIC

My Commission Expires: 1/28/2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Mary Jo Hart
AFFIANT

Subscribed and sworn to before me on this day of November, 2003.

Lynda Kaye Jones
NOTARY PUBLIC

My Commission Expires: 1/28/2006