BOX 15

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Wender Delgado
3325 Milbridge Drive
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 11/25/03 15:51 3pgs
Fees:18.00 Taxes:464.35
20031125-0171378

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Union Planters Mortgage
P.O. Box 2282
Memphis, Tennessee 38101-2282

MAP **151-0-0-A**
GROUP
PARCEL **100.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diane L. Wilde, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Wender Delgado and wife, Jean M. Delgado**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Chatham Pointe as of record in Plat Book 6900, pages 444-447, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Diane L. Wilde, unmarried by deed from Vincent Lee Freeman, Jr. and wife, Amy Leigh Freeman dated April 30, 1996, of record in Book 10037, page 218, Register's Office for Davidson County, Tennessee.

This is improved property known as 3325 Milbridge Drive, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2003, a lien not yet due and payable. Map 151-0-0-A, Group , Parcel 100.00CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2003 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to Restrictions, Declaration of Covenants and By-Laws for a Planned Unit Development of record in Book 7358, page 656, Book 8667, page 381, Book 7538, page 972, Book 7597, page 977, Book 7599, page 812 and Book 8679, page 446, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6900, page 444-447, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantor does covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her 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.

WITNESS my hand this the 25th day of November, 2003.

Diane L. Wilde

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

WITNESS my hand and official seal at office this the 25th day of November, 2003.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $125,500.00.

AFFIANT

Subscribed and sworn to before me on this the 21st day of November, 2003.

NOTARY PUBLIC
My Commission Expires: 1/31/04

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE