THIS INSTRUMENT PREPARED BY:
David B. Herbert, Esq.
Ortale, Kellery, Herbert & Crawford
Third Floor Noel Place
200 Fourth Avenue, North
P.o. Box 198985
Nashville, TN 37219-8985
File No. 19760

Davidson County DEEDWARR
Recvd: 12/08/03 09:07 3pgs
Fees:18.00 Taxes:2164.50
20031208-0175541

SPECIAL WARRANTY DEED

Name and Address of New Owner:
Dr. Daniel Mendoza, II
4400 Franklin Road
Nashville, TN 37204

Send Tax Bills To:
SAME

Map/Parcel:
92-8-316

Street Address of Subject Property:
315 14th Avenue North
Nashville, TN 37203

FOR AND IN CONSIDERATION 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, **State Farm Mutual Automobile Insurance Company, an Illinois Corporation, "Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **Dr. Daniel Mendoza, II, "Grantee"**, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

The conveyance of the above described parcel of land is subject to the following:

1. Taxes and assessments for 2003, which have been prorated by the parties and paid by Grantor, all subsequent years, a lien, but not yet due and payable;
2. Any and all zoning regulations, setback lines, if any, easements and rights of way for public utilities that may be applicable to the lot in question.

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, its successors, assigns or representatives, forever, and GRANTOR does covenant with the said GRANTEE that it 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 itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, or representatives, against the lawful claims of all persons claiming by or through Grantor. 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 its hand this 24 day of November, 2003.

State Farm Mutual Automobile Insurance Company, an Illinois Corporation:

BY: _____

Ken Lam, Vice President Administrative Service

Title: _____

BY: Sherry McGuire

Sherry McGuire, Assistant Secretary

Title: _____

STATE OF ILLINOIS]
COUNTY OF McLean]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ken Lamb and Sherry McGuire, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged themselves to be the Ken Lamb and Sherry McGuire, of State Farm Mutual Automobile Insurance Company, an Illinois Corporation, the within named bargainor, and that as such Ken Lamb and Sherry McGuire, being authorized so to do, in their respective capacities executed the foregoing instrument for the purposes therein set forth and declared that the statements therein contained are true.

WITNESS my hand and official seal at Bloomington, Illinois, this 24th day of November, 2003.

OFFICIAL SEAL
JULY M. FIKE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/05/05

July M. Fike
NOTARY PUBLIC
My commission expires: 11/05/05

STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value whichever is greater for this transfer is $585,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2003.

David B. Herbert
NOTARY PUBLIC

My commission expires: _____

DAVID B. HERBERT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:

LAND in Davidson County, Tennessee, being Lots Nos. 43, 44 and the northerly 33-1/2 feet of Lot No. 45, on the Plan of Hyne's Addition to Nashville, of record in Minute Book B, page 85, Chancery Court at Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

SAID Lots Nos. 43, 44 and the northerly 33-1/2 feet of Lot No. 45 front together 146-1/2 feet on the westerly side of 14th Avenue North and extends back between parallel lines 140 feet to an alley measuring 146-1/2 feet thereon.

BEING the same property conveyed to State Farm Mutual Automobile Insurance Company, by Deed of record in Book 9840, page 187, Register's Office for Davidson County, Tennessee.

Tract 2:

LAND in Davidson County, Tennessee, being the southerly one-half of Lot No. 45, on the Plan of Hyne's Addition to West Nashville, of record in Minute Book "B", page 85, Chancery Court at Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

SAID portion of Lot No. 45 fronts 31.5 feet on the westerly margin of 14th Avenue North, formerly Gay Street and extends back between parallel lines a distance of 140 feet to an alley in the rear.

BEING the same property conveyed to State Farm Mutual Automobile Insurance Company, by Deed of record in Book 9840, page 191, Register's Office for Davidson County, Tennessee.

Tract 3:

LAND in Davidson County, Tennessee, being Lot No. 46, on the Plan of Hyne's Addition to Nashville, as of record in Minute Book "B", page 85, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to State Farm Mutual Automobile Insurance Company, by Deed of record in Book 9840, page 183, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT the following property conveyed in Book 4728, page 819, Register's Office for Davidson County, Tennessee:

BEING the southerly ten (10) feet of Lot 46 on the Plan of Hyne's Addition to Nashville, a plan of which is of record in Minute Book "B", page 85, Chancery Court at Nashville, Tennessee, described as follows:

BEGINNING on the westerly margin of 14th Avenue, North, formerly Gay Street at its intersection with the southerly line of said Lot No. 46 and the northerly line of property deeded to grantee by deed of Cerella B. Harris, et al, of record in Book 4664, page 101, Register's Office for Davidson County, Tennessee; thence with the southerly boundary of said Lot No. 46 and the northerly boundary of grantee's said property westerly 140 feet to the easterly margin of an alley; thence northerly with said margin 10 feet; thence easterly 140 feet parallel with the southerly line of Lot No. 46 on the westerly margin of 14th Avenue North; thence with westerly margin of 14th Avenue North, southerly 10 feet to the point of beginning.