STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,999.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of December, 2003.

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 31, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 12/22/03 15:04 2pgs
Fees:13.00 Taxes:444.00
20031222-0181900

ADDRESS NEW OWNER(S) AS FOLLOWS:
Frank San Martin and Yossay Matos
2920 Owendale Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

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, **John R. Wallace and Eldon S. Yuille** hereinafter referred to as Grantors, hereby transfers and conveys to **Frank San Martin and Yossay Matos** 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:

Being Lot No. 64 on the Plan of Forest View Park, Section Four, Phase One, of record in Plat Book 5800, Page 289, Register's Office for said County, to which plat reference is made for a more complete description.

Being the same property conveyed to John R. Wallace and Eldon S. Yuille, their heirs and assigns, by Warranty Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington D.C., of record in Book 11032, Page 694, Register's Office for Davidson County, Tennessee, dated July 21, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5800, Page 289, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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 2920 Owendale Drive, Antioch, TN 37013.

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 15th day of December, 2003.

John R. Wallace

Eldon S. Yuille

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Wallace and Eldon S. Yuille, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2003.

Notary Public

My Commission Expires:

LEE SAVARIO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007