McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of December, 2003.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Reina Melgar 5449 Eulala Drive Nashville TN 37211	New Owner(s)	162-09-0-078.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Howard L. Hale, married and George A. Hale, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Reina Melgar, unmarried, hereinafter called the Grantee(s), their successors 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. 27 of Hickory View, Section 1, of record in Book 5210, Page 221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being all of the same property conveyed to Howard L. Hale and George A. Hale, by Quit Claim Deed from Howard L. Hale, dated August 29, 2002, of record in Instrument No. 20020916-0112666, said Register's Office.

Subject property is investment property and is not the primary residence of either owner, therefore, no marital interest attaches.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5449 Eulala Drive, Nashville, TN 37211. This property is also known as 264 Ash Grove Drive, Nashville, Tennessee 37211 and is a corner lot.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 12/23/03 13:46 2pgs
Fees:13.00 Taxes:325.60
20031223-0182622

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 12th day of December, 2003.

Howard L. Hale

George A. Hale

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Howard L. Hale and George A. Hale, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 12th day of December, 2003.

Notary Public

My Commission expires 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.