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

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 02/04/04 15:58 2pgs
Fees:13.00 Taxes:342.25

20040204-0013889

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Affiant

Subscribed and sworn to before me
This 30th day of January, 2004.

Notary Public

My Commission Expires: 3/27/05

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires MAR. 27, 2005

Address New Owner
Felicita Sanchez
431 Tampa Drive
Nashville, TN 37211

Send Tax Bills to:
New Owner

Map-Parcel
133-12-78

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sara Lynn Oglesby a/k/a Sally Carnahan Oglesby and Bill Oglesby, Co-Executors of the Estate of James Sanders Carnahan, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto Felicita Sanchez, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 85, Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 67 feet on the westerly side of Tampa Drive and runs back between parallel lines 167 feet to a line at the rear measuring 67 feet thereon.

Being the same property conveyed to James S. Carnahan, single by deed from Windsor Development Company of record in Book 4241, Page 1, Register's Office for Davidson County, Tennessee. Said James S. Carnahan having since died. Said Sara Lynn Oglesby a/k/a Sally Carnahan Oglesby and Bill Oglesby signing as Co-Executors as per Last Will and Testament of James Sanders Carnahan and Letters Testamentary filed in the Seventh Circuit Court for Davidson County, Tennessee on the 5th day of November, 2003, Case Number 03P1138 and of record in Volume 5528, Page 1306397 of the Minutes of said Court.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in plat of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as 431 Tampa Drive Nashville, TN 37211

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of January, 2004

The Estate of James Sanders Carnahan

Sara Lynn Oglesby
Sara Lynn Oglesby a/k/a Sally Carnahan Oglesby, Co-Executor

Bill Oglesby
Bill Oglesby, Co-Executor

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF OSCEOLA

SARA LYNN OGLESBY a/k/a SALLY Carnahan OGLESBY

Before me, AND BILL OGLESBY, a Notary Public in and for the said County and State, personally appeared Sara Lynn Oglesby a/k/a Sally Carnahan Oglesby and Bill Oglesby, Co-Executors of the Estate of James Sanders Carnahan within whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the Co-Executors of the Estate of James Sanders Carnahan, the within named bargainor, and that they as such Co-Executors being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of The Estate of James Sanders Carnahan by themselves as such Co-Executors.

Witness my hand at Osceola Cty, ~~Tennessee~~ FLORIDA this 30th day of January, 2004.

Idalia P Rimpk
Notary Public

MY COMMISSION EXPIRES: May 28, 2007

Idalia P Rimple
My Commission DD216453
Expires May 28, 2007