Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway West, Suite 107
Smyrna, TN 37167

04-0402-51043

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 22,000.00.

Karen Dorsey
Affiant

Subscribed and sworn to before me, this 20th day of February, 2004.

Theresa D. Dorsey
Notary Public
My commission expires: 09/17/05

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 9/17/2005

Address of New Owner	Send Tax Bills to:	Tax Information
Alfredo Guerrero Herrera	Same	081-02-075.00
1812 Hughes Street		
Nashville TN 37208		

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, **Baxter Hyde, Jr. unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alfredo Guerrero Herrera unmarried** , hereinafter called the Grantees, 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. 106, Buena Vista Heights Addition, of record in Book 161, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Baxter Hyde, Jr. by deed from Howard Wilkinson dated September 29,1981 of record in Book 5801, Page 800, Register's Office for Davidson County, Tennessee.

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 1812 Hughes Street, Nashville, TN 37208

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.

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 20th day of February, 2004.

Davidson County DEEDWARR
Recvd: 02/23/04 13:14 2pgs
Fees:13.00 Taxes:81.40
20040223-0020290

WITNESS my hand this 20th day of February, 2004.

Baxter Hyde, Jr.

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Baxter Hyde, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office on this 20th day of February, 2004.

Notary Public

My Commission expires: 09/17/05

