THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22270-01-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me this 25th day of February, 2004. Notary Public My Commission Expires: 5-27-07

SHARON L. RILEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Manuel S. Leal Lourdes M. Oteiza 6521 Chessington Drive Nashville, TN 37221	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 Fourth Avenue North, 7th Floor Nashville, TN 37219	**Tax Information:** Map No.155-08-0-C Parcel No. 234.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony J. Miracle and wife, Jennifer L. Miracle**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Manuel S. Leal and Lourdes M. Oteiza***("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* Husband and Wife,

This is Improved property located at 6521 Chessington Drive, Nashville, TN, 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of February, 2004.

Anthony J. Miracle By Pat Skow AIF
Anthony J. Miracle by Pat Skow, Attorney-in-Fact

Jennifer L. Miracle By Pat Skow AIF
Jennifer L. Miracle by Pat Skow, Attorney-in-Fact

State of TENNESSEE, County of DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Pat Skow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Anthony J. Miracle and Jennifer L. Miracle as their Attorney-In-Fact, as the free and and deed of the within named Anthony J. Miracle and Jennifer L. Miracle.

Witness my hand and official seal at Nashville, Tennessee this 25th day of FEBRUARY, 2004.

NOTARY PUBLIC

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/02/04 09:07 2pgs
Fees:13.00 Taxes:777.00

20040302-0023250

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Poplar Creek Estates, Phase Two, as of record in Plat Book 6900, Pages 339 through 347 amended in Plat Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Anthony J. Miracle and wife, Jennifer L. Miracle by deed dated 08/07/96 from Michael Burns, an unmarried man, of record in Book 10362, Page 79, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantees;
2) Restrictive covenants contained in an instrument of record in Book 6804, Page 536; Book 6474, Page 354; amended in Book 6486, Page 588 and restated in Book 9472, Page 824, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons);
3) Dedication of common area to Poplar Creek Homeowner's Association of record in Instrument No. 20000124-0007575, Register's Office for Davidson County, Tennessee;
4) Charter of Incorporation of Poplar Creek Homeowner's Association of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee;
5) Storm water detention agreement of record in Book 7099, Page 299, Register's Office for Davidson County, Tennessee;
6) All matters appearing on the Plan of record in Plat Book 6900, pages 339 through 347 as amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee; and
7) All matters appearing on the Plan of Final Plat Chaning Lot 175 to Common Area Poplar Creek Estates, Phase 2 Subdivision of record in Instrument No. 20010911-0098418, Register's Office for Davidson County, Tennessee.

Record + Return To:

MTC Title
6 Cadillac Drive, Suite 190
Brentwood, TN 37027