(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of December, 2003.

Notary Public

My Commission Expires: 2/6/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/02/04 16:39 2pgs
Fees:13.00 Taxes:539.83
20040302-0023791

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ernesto Herrera-Leon
4817 Shadecrest Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel:147-06-O-22.00

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, **Raymond L. Novelli** hereinafter referred to as Grantors, hereby transfers and conveys to **Ernesto Herrera-Leon, unmarried** 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:

Land in Davidson County, Tennessee, being Lot. No. 54 on the Plan of Caldwell Hall, Section I, as of record in Book 2900, Page 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond L. Novelli by Quitclaim Deed from Raymond L. Novelli and Robert G. Novelli, of record at Instrument No. 20031008-0149132, Register's Office for Davidson County, Tennessee, dated October 1, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

2. The Plan of record in Plat Book 2900, Page 57-59, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 2929, Page 117; Book 2997, Page 93, Register's Office for Davidson County, Tennessee.

4. Any and all visible easements lying on or across the property.

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

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

This is improved property known as 4817 Shadecrest Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, its 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 10th day of NOVEMBER 2003.

Raymond L. Novelli

Raymond L. Novelli

STATE OF Oregon
COUNTY OF Washington

OFFICIAL SEAL
KELLIE RUSK
NOTARY PUBLIC-OREGON
COMMISSION NO. A358534
MY COMMISSION EXPIRES JUNE 26, 2006

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond L. Novelli, 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 10 day of November 2003.

Kellie Rusk

Notary Public

My Commission Expires: 6/26/2006