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THIS INSTRUMENT PREPARED BY: WILLIAM TIMOTHY HILL ATTORNEY AT LAW 1230 AM SOUTH CENTER 315 DEADERICK STREET NASHVILLE, TENNESSEE 37238-1230 (615) 256-1577 Davidson County DEEDWARR Recvd: 03/12/04 13:08 3pgs Fees:18.00 Taxes:240.50 20040312-0028715	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $65,000.00 x _____ Affiant Subscribed and sworn to before me, this the 11th day of March, 2004. _____ Notary Public My Commission Expires: Expires JULY 24, 2004

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Fidel Hernandez Chavez 520 Patterson Street Nashville, TN 37211	Premier Bank of Brentwood 5217 Maryland Way Brentwood, TN 37027	06-DA-37401 Map 133-1 Parcel 48

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, Billie Byrd, by these presents does hereby sell and convey unto Fidel Hernandez Chavez, his heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit "A"

This is improved property known as 520 Patterson Street, 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 Grantee, his 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 in unencumbered, except as set forth above, 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, his heirs and assigns, against the lawful claims of all persons whosoever, whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders. This property has never been used as my place of residence.

WITNESS my hand this 11th day of March, 2004

Billie Byrd
Billie Byrd

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billie Byrd, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of March, 2004.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004

EXHIBIT "A"

Land in Davidson County, being more particularly described as follows:

BEING the easterly 42 ½ feet of Lot No. 68 and the westerly 16 feet of Lot No. 67 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, page 75, Register's Office Davidson County, Tennessee.

BEING the same property conveyed to Billie Byrd by Deed from Secretary of Housing and Urban Development, of record at Instrument Number 20040109-0004110, said Register's Office.

Subject to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.