THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2004

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 12/15/07

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramon Ruiz Carbajal (NAME)	Volunteer Trust Mortgage Corp. (NAME)	MAP 120-2
1328 Mars Drive (ADDRESS)	201 S Perimeter Park Drive #125 (ADDRESS)	PARCEL 115
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billabong Enterprises, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramon Ruiz Carbajal

HEREINAFTER CALLED THE 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. 63 on the Planof Stardust Acres, of record in Book 1424, page 92, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billabong Engerprises, Inc., by warranty deed from Mark D. Spraker and wife Sharon A. Spraker of record in Instrument No. 20021018-0128378, Registers office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/23/04 13:22 2pgs
Fees:13.00 Taxes:317.09

20040323-0032707

unimproved ( )
This is improved (X) property, known as 1328 Mars Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 12th day of March, 2004

Billabong Enterprises, Inc.
By:
Marlene Corlew, President

Attest:
Catherine George, Secretary

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marlene Corlew and Catherine George with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Secretary respectively of the Billabong Enterprises, Inc. the within named bargainor, and corporation, and that they as such President and Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Marlene Corlew as such President, and attesting the same by the said Catherine George as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of March, 2004.

My commission expires March 27 2004

Priscilla C. Urbanek
Notary Public

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN