Box 13
7414

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 03/23/04 13:13 2pgs
Fees:13.00 Taxes:358.90
20040323-0032722

ADDRESS NEW OWNER:
Antonio Gutierrez
417 Benita Drive
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Franklin Financial Corp.
112 Town Park Drive, Suite G-150
Kennesaw, GA 30144

MAP AND PARCEL:

	Tract I	Tract II
MAP	133-12	133-12
PARCEL	16.00	3.00
	05DU-09868	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Marcie Tamayo, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Francisco Gutierrez, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I: 417 Benita Drive Map 133-12 Par. 16.00
BEING Lot No. 13, on the Plan of Windsor Park, of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT II: Par 133-12 Par. 3.00
BEING a part of Reserved Parcel "B" on the Plan of Windsor Park, of record in Book 3600, Page 64, said Register's Office, described as follows:

BEGINNING at a point in the northeast margin of Paragon Mills Road, at the southwesterly corner of Lot No. 1 onsaid Plan; thence leaving said road, N2°59'E, 325.49 feet to a point; thence in a northeasterly direction 93.82 feet to a point between Lots Nos. 13 and 14; thence with the rear line of Lots Nos. 13, 12 and part of Lot No. 11, 157.91 feet to a point; thence along the common boundary line between Lot No. 11, 157.91 feet to a point; thence along the common boundary line between Lot No. 1 and Reserved Parcel "B" 174.91 feet to the point of beginning.

Being the same property conveyed to Marcie Tamayo, married, by Quitclaim Deed from Juan Tamayo, married, of record in INST: 20040108-0003541, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Taxes for 2004 have been pro-rated and assumed by Grantee.

This conveyance is subject to restrictions of record in Book 3792, Page 445, and as amended in Book 3816, Page 784; Easement of record in Book 6369, Page 623, and such easements and setback lines of record in Plat Book 3600, Page 64, said Register's Office.

Timothy Blake Cothran executed this instrument on behalf of Marcie Tamayo pursuant to a Power of Attorney which is being placed of record currently herewith in INST: 200403____-_____.

This is improved property known as 417 Benita Drive and part of Reserved Par. B, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Antonio Gutierrez, unmarried, his heirs and assigns, forever; and I, Marcie Tamayo, unmarried 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 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 whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10th day of March, 2004.

Marcie Tamayo by T.B.C. Attorney-in-fact

Marcie Tamayo by
Timothy Blake Cothran
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Timothy Blake Cothran with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 10th day of March, 2004.

TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

Notary Public

My Commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 97,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of March, 2004.

TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

NOTARY PUBLIC
My Commission Expires: 5/28/06