RETURN TO .
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Domingo Antonio Valerio
4904 Shadowlawn
Hermitage, TN. 37076

SEND TAX BILL TO:

MAP 76
GROUP
PARCEL 5/93

MORTGAGEE:
Washington Mutual Bank
P.O. Box 25064
Santa Ana, CA 92799-5064

Davidson County DEEDWARR
Recvd: 03/30/04 09:36 2pgs
Fees:13.00 Taxes:407.00
20040330-0035285

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, **Douglas R. Kelley,Jr. and wife, Angela Kelly** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Domingo Antonio Valerio, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95, on the plan of Hidden Hills, as shown on plat of record in Plat Book 4860, Page 43, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Douglas R. Kelley,Jr. and wife, Angela Kelly by deed of record in Book 5906, Page 709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4904 Shadowlawn Drive, Nashville, Tennessee 37076. 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", its successors and assigns, forever, and GRANTORS do covenant with the said "GRANTEES" that they 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 "GRANTORS", do further covenant and bind themselves, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this the 26th day of March, 2004.

DOUGLAS R. KELLEY, JR

ANGELA KELLEY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, Douglas R. Kelley, Jr and wife Angela Kelly, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of March, 2004.

Kathleen A. Tomlinson
NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO TENN

My Commission Expires: 2-24-08

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 110,000.00

AFFIANT

Subscribed and sworn to before me this the 26th day of March, 2004

Kathleen A. Tomlinson
NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN

My Commission Expires: 2-24-08