Box 17

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22565-03-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $103,500.00. Joe Marshall Nuckoles Affiant Subscribed and sworn to before me this 31st day of March, 2004. Notary Public My Commission Expires 3-26-06

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joe Marshall Nuckoles 511 Lakebrink Court Nashville, TN 37214	AmSouth Bank 2050 Parkway Office Cr. Birmingham, AL 35244	Map No.096.16-0A Parcel No. 106.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael C. Arredondo**, married,("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joe Marshall Nuckoles,** unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 511 Lakebrink Court, Nashville, Tennessee 37214.

Stephanie Arredondo, spouse of Michael C. Arredondo, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Michael C. Arredondo.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2004.

Michael C. Arredondo

Stephanie Arredondo

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael C. Arredondo and Stephanie Arredondo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2004.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30. 2006

Davidson County DEEDWARR
Recvd: 04/02/04 11:08 2pgs
Fees:13.00 Taxes:382.95

20040402-0037299

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Larchwood Phase One-G Section Four as of record in Plat Book 11190, page 5, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael C. Arredondo by deed dated December 4, 1999 from Fischer Ford Group, LLC of record in Book 11333, page 693, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s)
2) Restrictions of record in Book 6299, page 152, re-recorded in Book 6301, p;age 82, amended in Book 6391, page 449, Book 7434, page 620, Book 7792, page 540, Book 8032, page 432, Book 9827, page 12;
3) By-Laws of record in Book 6299, page 166, re-recorded in Book 6301, page 96, amended in Book 6391, page 459, Book 6873, page 939, Book 7271, page 342
4) Charter of record in Book 6391, pages 434 and 440; and
5) All matters appearing on the Plan of record in Book 11190, page 5, Register's Office for Davidson County, Tennessee.