This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/07/04 11:16 2pgs
Fees:13.00 Taxes:254.22
20040407-0039490

(7)

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Luis Del Mazo, Jr. **1107 Riverwood Drive** **Nashville, TN 37216**	**same**	**034-13-0-105.00**

WARRANTY DEED

For and in 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, **Jerry Byrd, unmarried**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Luis del Mazo, Jr.**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of East Lawn Subdivision, of record in Plat Book 547, page 153 and 154, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Jerry Byrd, unmarried, by deed from Rhonda K. Sherley and Elaine Arroya, of record in Book 8898, page 241, RODC, TN.

SUBJECT TO THE FOLLOWING:

1. 2004 Taxes are a lien, but not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his heirs and assigns, forever;

AND I COVENANT with the said Grantee(s) that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This ( ) unimproved (X) improved property is known as: 142-144 Welworth Drive, Nashville, TN 37115

JNS/cg15358.2004

WITNESS MY HAND(S) THIS 31ST DAY OF MARCH, 2004 IN FRANKLIN, TENNESSEE.

Power of Atty of record in 20040407-0039489, RODC, TN

SELLER: JERRY BYRD

BY: _____
J. Nichols Shelton, Atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, J. Nichols Shelton, Attorney in fact for Jerry Byrd, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument on behalf of Jerry Byrd with power of attorney for the purposes therein contained.

Witness my hand this 31st day of March, 2004 in Franklin, TN.

_____
Notary Public

My Commission Expires: 2/5/06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $68,706.79.

_____
Affiant

Sworn to and subscribed to me, the undersigned, this 31st day of March, 2004, in Franklin, Tennessee.

_____
Notary Public

My Commission Expires: 5/19/07

JNS/cg15358.2004