STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of March, 2004.

Notary Public

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 12/3/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
301 S. Perimeter Park Drive
Suite 114
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 04/23/04 14:15 2pgs
Fees:13.00 Taxes:338.55
20040423-0046522

ADDRESS NEW OWNER(S) AS FOLLOWS:
Briseida B. Escobar
720 Idlewood Dr.
Madison, TN. 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
052-01-0-294.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Braulio Holguin Roacho and Maria Ruiz Corzo** hereinafter referred to as Grantors, hereby transfers and conveys to **Briseida B. Escobar** hereinafter referred to as 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 Part of Lot #14, on the Plan of Madison Park Subdivision, of record in Plat Book 421, Page 184, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Said Part of Lot #14 fronts 68 feet on the westerly side of Idlewild Drive, formerly Lanier Avenue, and extends back between parallel lines, 200 feet to a dead line, and being further described according to a loan survey by T.R. Sanford, Surveyor, dated February 27, 1960, as follows:

Beginning at a point in the west margin of Idlewild Drive, being the southwest corner of a lot conveyed by Thomas W. Beaty to Edward Lee Coley, in Book 2702, Page 125; thence with Coley's south line 200 feet to a point, being the southwest corner of the Coley property; thence southerly and parallel with Idlewild Drive, 68 feet to a point, being the northwest corner of the property conveyed to Thomas W. Beaty to Walter Williams; thence easterly and parallel with the south line of the Coley property 200 feet to a point in the west margin of Idlewild Drive; thence with the margin of the same northerly 68 feet to the beginning.

Being the same property conveyed to Braulio Holguin Roacho and wife, Maria Ruiz Corzo, by Warranty Deed from Tom H. Waller and wife, Lorene B. Waller, of record in Book 11720, Page 564, Register's Office for Davidson County, Tennessee, dated October 25, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 421, Page 184, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 720 Idlewood Dr. , Madison, TN. 37115.

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 I do covenant with the said **GRANTEES** that I am 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 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 **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 my hand this 25th day of March, 2004.

Braulio Holguin Roacho
Braulio Holguin Roacho

Maria Ruiz Corzo
Maria Ruiz Corzo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Braulio Holguin Roacho and Maria Ruiz Corzo, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2004.

Notary Public

HOLLY M. PHILLIPS
NOTARY
PUBLIC
AT
LARGE
RUTHERFORD COUNTY, TN

My Commission Expires: 12/15/07

514-HH