This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1040079A

Davidson County DEEDWARR
Recvd: 05/03/04 14:34 3pgs
Fees:18.00 Taxes:360.75
20040503-0050159

Send Tax Bills To:
New Owners

New Owner is: Jose Chavez
4357 Bull Run
Ashland City, TN 37015

MAP: 55-24.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Hunter W. Nash and wife Jody L. Nash**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jose Chavez and Tamara Chavez-Lindell**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, in the 13th Civil District, being part of lots 5 and 3 on Map Processing Survey for W.L. Thompson Subdivision of Elizabeth Curtis Estates, as of record in Book 332, Page 14, Register's Office for said County, and more particularly described according to a survey therefore made March 6, 1954, by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at a point in the center of Bull Run Road, said point being 126 feet east of the line between lots 3 and 5; thence south 29 deg 45' east 420 feet to iron pin; thence south 32 deg 33' west 150 feet to an iron pin; thence south 80 deg 38' west 150 feet to an iron pin; thence north 19 deg 45' west 446.5 feet to a point in the center of Bull Runs Road; thence north 60 deg 15' east 200 feet to the point of beginning.

Being the same property conveyed to Hunter W. Nash from Brenda McDonald and Cliff Duke by Warranty Deed dated September 17, 1998 and recorded September 25, 1998 in Book 11126, Page 553, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 332, Page 14, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

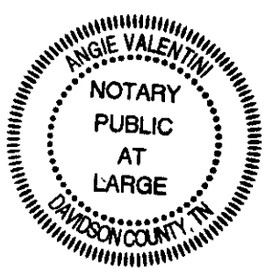
TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22 day of April, 2004.

GRANTOR:



Hunter W. Nash

Jody L. Nash

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Hunter W. Nash and wife Jody L. Nash**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22 day of April, 2004.

Notary Public

My Commission Expires: 9-22-07

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $97,500.00.

Affiant

SWORN TO and subscribed before me this 22 day of April, 2004.

NOTARY PUBLIC

My commission expires: 9-22-07

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN