STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,300.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2004.

Notary Public

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

My Commission Expires: 12/15/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 05/11/04 13:10 2pgs
Fees:13.00 Taxes:426.61
20040511-0053857

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ruben Mata
3317 Percy Priest Dr.
Nashville, TN. 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
096-16-025.00

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, **George W. Loll Jr.** hereinafter referred to as Grantors, hereby transfers and conveys to **Ruben Mata** 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 Lot #24, on the Plan of Hickory Bend, Section Five, of record in Plat Book 3600, Page 45, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to George William Loll Jr. defendant, by Quit Claim Deed from Melissa Dawn Loll, Plantiff, of record at Instrument No. 20011026-0117280, Register's Office for Davidson County, Tennessee, dated October 19, 2001.

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 3600, Page 45, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 3642, Page 478, said Register's Office.

Easement for Avigation to Metropolitan Nashville Airport Authority of record in Book 9111, Page 85, 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 2003, 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 3317 Percy Priest Dr. , Nashville, TN. 37214.

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 30th day of April, 2004.

George W. Loll Jr.

George W. Loll Jr.

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 George W. Loll Jr., 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 30th day of April, 2004.

Notary Public

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

My Commission Expires: 12/15/07

555-HH