WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2004

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

file #43

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carrie D. Quinn CQ SO	Freeman Webb Mtg Co.	Map 135
2511 Smith Springs Road	555 Great Circle Rd.	Group
Nashville, TN 37217	Nashville, TN 37228	Parcel 215

CQ SO Quinn

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, we

Robert Karger, Successor Trustee U/A/D Aug. 5, 2002 of the Patricia Dundee Revocable Living Trust Agreement

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Carrie D. Quinn and Sergio G. Ovando

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: CQ SO

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

Beginning at a point in the center line of Smith Springs Road at the intersection of the center line of an old road running along the line of the Waggoner property and along the line of the land heretofore conveyed to L. Goodson and wife by deed of record in Book 1681, Page 603, said Register's Office; thence with the center line of Smith Spring Road south 57 deg. East 280 feet to a nail in the center line of said road; thence leaving said road South 19 deg. West 251 feet, along fence line to the center line of said old road; thence with the center line of same North 85 deg. 40 min. West 98.2 feet to a point opposite an iron pin at a turn in said road; thence around said turn in said road and along the center line of same, a total distance of 427 feet to the point of beginning.

BEING the same property conveyed to Patricia Dundee, Trustee U/A/D Aug. 5, 2002 of the Patricia Dundee Revocable Living Trust Agreement by Quitclaim Deed from Patricia Dundee, Individually, of record in Instrument 20020813-0098060, dated August 5, 2002, Register's Office for said County. The said Patricia Dundee now deceased.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; and (2) Easement of record in Book 7136, Page 804, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2511 Smith Springs Road, Nashville, TN 37217

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

Davidson County DEEDWARR
Recvd: 05/27/04 13:25 2pgs
Fees:13.00 Taxes:333.00
20040527-0062600

Witness my hand this 30th day of April, 2004.

Robert Karger, Successor Trustee U/A/D
Aug. 5, 2002 of the Patricia Dundee
Revocable Living Trust Agreement

BY: _____
Robert Karger
Successor Trustee

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 Robert Karger, Successor Trustee U/A/D Aug. 5, 2002 of the Patricia Dundee Revocable Living Trust Agreement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2004.

My Commission Expires: 1-27-07

_____
Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.