McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/04 15:25 2pgs
Fees:13.00 Taxes:495.80
20040610-0069128

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$134,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2004.

Notary Public

My commission expires:

JOHN T. HUBBARD NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TENN. (AFFIX SEAL)

My Commission Expires MAR. 27, 2005

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Vilma Romero Lara **Oscar Lara**	New Owner	**Map 148-5, Parcel 153.00**
336 Margo Lane		
Nashville, TN 37211		

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,

Jean S. Brau

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vilma E. Romero Lara and husband, Oscar Lara

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:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Haywood Acres, Section One, of record in Plat Book 2900, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jean S. Brau, Unmarried by Deed from Gary N. Dowd and wife, Vickie G. Dowd, of record in Book 10703, Page 237, Register's Office for Davidson County, Tennessee.

This conveyance is 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.

The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse. He is a resident of Vermont.

This is Improved (__X__) Unimproved (____) property, known as: **336 Margo Lane, Nashville, TN 37211**

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 convenant 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.

Witness my/our hand(s) this **20th** day of **May, 2004.**

Jean S. Brau

Jean S. Brau

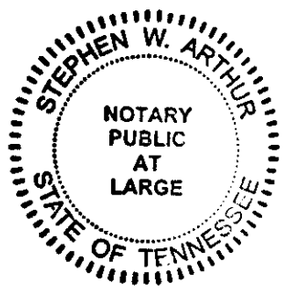
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jean S. Brau,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **May, 2004.**

Notary Public

My Commission Expires: 5/30/07



Comm. Expires 05/30/07