PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 07/06/04 11:52 2pgs
Fees:13.00 Taxes:1130.35
20040706-0079900

W & I Ref: km Title No: 45661

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Clinton C. Colmenares Patricia C. Colmenares 824 Nanearle Place Nashville, Tennessee 37220	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 146-14-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dr. Henry S. Fusner,** unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clinton C. Colmenares and spouse, Patricia C. Colmenares** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Lots Nos. 25 and 26 of Forest Acres Subdivision, Section 3, as of record in Book 2331, page 19, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Nanearle Place, the common corner of Lots Nos. 1 and 3; thence northerly with the line dividing Lot No. 3 with Lots Nos. 1 and 2, 350 feet to a point in the southerly line of Lot No. 24 shown on said plan; thence in an easterly direction with said line, 25.05 feet to a point, the common rear corner of Lots 3 and 24; thence south 2 deg. 47 min. east 36 feet to a point; thence easterly 100 feet to a point; thence south 3 deg. 18 min. east 298.2 feet to a point in the northerly margin of Nanearle Place; thence westerly with said margin of said Nanearle Place, 147.75 feet to the point of beginning.

Being the same property conveyed to Dr. Henry S. Fusner by deed from Robert J. Young and wife, Lucille G. Young of record in Book 4631, Page 837, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Page 19, said Register's Office, which Plan shows a 75foot minimum building setback line from Nanearle Place and a 10 foot easement for public utility purposes along the easterly, westerly and northerly lines of said lot; an easement for sanitary sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7624, Page 927, said Register's Office.

This is improved property, known as: 824 Nanearle Place, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2004 .

Henry S. Fusner

Dr. Henry S. Fusner

State of TENNESSEE

County of WILLIAMSON

On this 30th day of June, 2004 , before me the undersigned authority, personally appeared **Henry S. Fusner** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $305,500.00

Patricia C Colmenares

Affiant

Sworn and subscribed before me this 30th day of June, 2004

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007