WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

MITCHELL A. WATTS
NOTARY PUBLIC
STATE OF TENNESSEE
LARGE
Sumner County, Tennessee

STATE OF TN
COUNTY OF Davidson

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

$ 455,000
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 10-12-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

KING, TURNBOW & BRSIBY, 203 3rd Ave. S., Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
National Transfer Services, LLC	same	104060 10000
(NAME) 1980 Post Oak Blvd., Ste. 610	(NAME)	
(ADDRESS) Houston, TX 77056	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 28 day of May, 2004, by and between PETER L. K. WOOTEN, and spouse RENATA SOTO-ROJAS, party of the first part, and National Transfer Services, LLC, a Texas LLC, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to Restrictions of record in Deed Book _____, Page _____, Deed Book _____, page _____, Deed Book _____, page _____, and Deed Book _____, page _____, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Peter L. K. Wooten
PETER L. K. WOOTEN

Renata Soto-Rojas
RENATA SOTO-ROJAS

Davidson County DEEDWARR
Recvd: 07/19/04 15:24 3pgs
Fees:18.00 Taxes:1683.50

20040719-0086030

STATE OF TN

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared PETER L. K. WOOTEN, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville, TN this 28 day of May, 2004

Commission expires:

MY COMMISSION EXPIRES MARCH 22, 2008

VYVONNE V. LAOHOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Vyvonne V. Laohom

Notary Public

STATE OF TN

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared RENATA SOTO-ROJAS, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville, TN this 28 day of May, 2004.

Commission expires:

MY COMMISSION EXPIRES MARCH 22, 2008

VYVONNE V. LAOHOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Vyvonne V. Laohom

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 80 on the plan of Bransford Realty Co.'s West End Heights Subdivision, of record in Book 332, page 125, Register's Office for said County.

Said Lot No. 80 fronts 60 feet on the southerly margin of Acklen Avenue and extends back 172.5 feet on the easterly line and 172 feet on the westerly line in an alley in the rear, measuring 60 feet thereon.

Being the same property conveyed to Peter L. K. Wooten and wife, Renata Soto-Rojas, by deed from Nell Virginia Bowen of record in Book 10248, Page 681 Register's Office for Davidson County, Tennessee.

This is improved property known as 3323 Acklen Avenue, Nashville, Tennessee 37217.

Exhibit B

(a) Taxes for 2004 for Davidson County, a lien not yet due and payable.
(b) Subject to all matters shown on the Plan of Record in Plat Book 332, page 125, said Register's Office.