Box 5

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/20/04 09:00 3pgs
Fees:18.00 Taxes:499.13
20040720-0086164

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of July, 2004, by and between BILLY JOE WILLIS and BETTY L. WILLIS, HUSBAND AND WIFE and JOE E. WILLIS and MICHELE A. WILLIS, HUSBAND AND WIFE, hereinafter called Grantors, and JORGE CISNEROS HERNANDEZ AND WIFE, MARIA L. HERNANDEZ, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BILLY JOE WILLIS and BETTY L. WILLIS, HUSBAND AND WIFE and JOE E. WILLIS and MICHELE A. WILLIS, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JORGE CISNEROS HERNANDEZ AND WIFE, MARIA L. HERNANDEZ, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 720 ALLEN PASS, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Billy Joe Willis
BILLY JOE WILLIS
Signature of Seller

Betty L. Willis
BETTY L. WILLIS
Signature of Seller

Joe E. Willis
JOE E. WILLIS
Signature of Seller

Michele A. Willis
MICHELE A. WILLIS
Signature of Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY JOE WILLIS and BETTY L. WILLIS, HUSBAND AND WIFE, A ONE-HALF UNDIVIDED INTEREST, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 16th day of July, 2004.

Barbara Black
Notary Public

My commission expires: _____

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 26, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE E. WILLIS and MICHELE A. WILLIS, HUSBAND AND WIFE, A ONE-HALF UNDIVIDED INTEREST, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 16th day of July, 2004.

Barbara Black
Notary Public

My commission expires: _____

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 26, 2005

Name and Address of Property Owner:

JORGE CISNEROS HERNANDEZ

720 ALLEN PASS
MADISON, TENNESSEE 37115

Property Address:

720 ALLEN PASS
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

SOUTHEAST FINANCIAL CREDIT UNION
444 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37219

Map & Parcel #: MAP 52-16 PARCEL 25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$134900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **July, 2004.**

Barbara Black
Notary Public

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 26, 2005

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Marlin Meadows Subdivision, Section 4, as shown on Plat of record in Book 2133, page 67, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to BILLY JOE WILLIS and BETTY L. WILLIS, HUSBAND AND WIFE, A ONE-HALF UNDIVIDED INTEREST, and JOE E. WILLIS and MICHELE A. WILLIS, HUSBAND AND WIFE, A ONE-HALF UNDIVIDED INTEREST, by Warranty Deed from KAREN A. MADDOX, SUCCESSOR TRUSTEE, AND HENRY B. STEWART, JR., SUCCESSOR TRUSTEE OF THE HENRY B. STEWART AND MAMIE A. STEWART REVOCABLE LIVING TRUST, of record in INSTRUMENT NUMBER 20021018-0128431, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 52-16 PARCEL 25). 2003 real property taxes are PAID in the amount of 975.36.

2. All matters as set forth on the Plan of Marlin Meadows, Section No. 4, record in Plat Book 2133, page 66 and 67, said Register's Office, and described as follows:
   A. 30' Minimum Building Setback Line from Allen Pass.
   B. 10' Public Utility Easement on rear line of property.

3. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4366, page 192, Register's Office for DAVIDSON County, Tennessee.