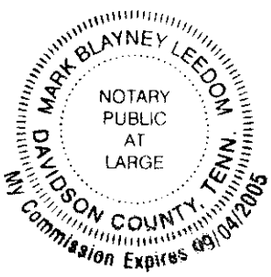
File #200420314



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/4/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl B. Leon-Guerrero	New Owner	Map: 107-13-96.00
(NAME) 916 Connelly Drive	(NAME)	Parcel:
(ADDRESS) Nashville TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **THERESA L. CUNNINGHAM ARWOOD AND HUSBAND ROD ARWOOD,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CARL B. LEON-GUERRERO, UNMARRIED** hereinafter called the GRANTEE, his 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 all of Lot No. 363, on the Plan of A Resubdivision of Part of T. F. Connolly Lands (unrecorded), Miro Meadows, Second Addition, as shown by plat appearing of record in Plat Book 1424, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Theresa L. Cunningham, unmarried by Warranty Deed dated September 19, 2001 of record in Instrument No. 20010925-0103504, Register's Office for Davidson County, Tennessee. The said Theresa L. Cunningham having since married and is now known as Theresa L. Cunningham Arwood.

Rod Arwood, spouse of Theresa L.Cunningham Arwood, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantee.

This conveyance is subject to the following:
All matters shown on the plan of record in Plat Book 1424, Page 112; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 916 Connelly Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, HIS heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 23rd day of July, 2004.

Theresa L. Cunningham Arwood

Rod Arwood

Davidson County DEEDWARR
Recvd: 07/29/04 11:01 2pgs
Fees:13.00 Taxes:303.40

20040729-0090825

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Theresa L. Cunningham Arwood and Rod Arwood who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of July, 2004.

Marilyn Painter

Notary Public

My Commission Expires: _____

(SEAL)

MARILYN PAINTER
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES FEBRUARY 13, 2005

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064