THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22886-05-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 9th day of July, 2004. Notary Public My Commission Expires: 10-20-05

MARY ESTHER CHAMPION · NOTARY PUBLIC AT LARGE · WILLIAMSON CO. TN

WARRANTY DEED

Address New Owner: Brent A. Ponce Sandi S. Ponce 14290 Corrico Court Colorado Springs, CO 80921	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 Fourth Ave. N., 7th Floor Nashville, TN 37219	**Tax Information:** Map No.104.11-0 Parcel No. 163.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy W. Johnson, Executor of the Estate of Ethel F. Michaels**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent A. Ponce and wife, Sandi S. Ponce** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2618 Barton Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of July, 2004.

Peggy W. Johnson, Executor

Peggy W. Johnson, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Peggy W. Johnson, Executor**, 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, at office, this 9th day of July, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH · NOTARY PUBLIC AT LARGE · DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 07/30/04 15:22 2pgs
Fees:13.00 Taxes:1036.00

20040730-0091780

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 31 on the Plan of Bransford Realty Company's Subdivision iof the Edgar Jones Home Place, as of record in 421, page 7, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ethel F. Michaels by Deed dated, 12/7/78 and 1/9/79 from Jesse Emily Michaels, a widow of record in Book 5372, page 797, and in Book 5383, page 749, Register's Office for Davidson County, Tennessee.The said Ethel F. Michaels having died on January 12, 2004. Peggy W. Johnson was appointed Executor of the Estate of Ethel F. Michaels, Probate File No. 04P-311, Probate Court Clerk's Office for Davidson County, Tennessee, and by Will of Ethel F. Michaels, the executor was directed to sell subject property.

This conveyance is made subject to:

1. State and County taxes which have been pro-rated and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Book 421, page 7, Register's Office for Davidson County, Tennessee.