WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Aileen Viruet**
Address **616 Copper Ridge Trail**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Felix J. Martinez and Nancy Acosta, Husband and Wife as Joint Tenants** have this day bargained and sold, and do hereby transfer and convey unto **Aileen Viruet and Carmelo Caballero, Wife and Husband, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 381 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument Number 19991213-0302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to Felix J. Martinez and wife, Nancy Acosta by Warranty Deed from Yazdian Construction, Inc. of record in Instrument Number 20010307-0021556, dated February 27,2001, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173 Group 4A Parcel 252

This is improved property known as: 616 Copper Ridge Trail, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **26th** day of **July, 2004**.

Felix J. Martinez

Nancy Acosta

Davidson County DEEDWARR
Recvd: 08/09/04 10:35 2pgs
Fees:13.00 Taxes:584.50
20040809-0095656

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Felix J. Martinez and Nancy Acosta** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **26th** day of **July, 2004**.

Commission expires **June 18, 2005**

Notary Public

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$185,000.00**

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2004.

My commission expires:

Notary Public - Register