Box 13 #8477

This Instrument Prepared by, & Return To:
Charles E. Reed, Attorney at Law
325 Plus Park Blvd., Suite 203
Nashville, TN 37217
Telephone: (615) 365-4014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $121,400.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2004

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/18/04 12:14 2pgs
Fees:13.00 Taxes:449.18

20040818-0099847

Address of New Owner:
Javier Navarro
545 Roxanne Drive
Antioch, TN 37013-4110

Send Tax Bills to:
~~NEW OWNER~~
Wells Fargo Bank
2703 Wells Fargo Way
Minneapolis, MN. 55467

Assessor's Parcel ID:
162/10/117.00

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Edward J. Taylor, an unmarried person, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Javier Navarro and wife, Maria del Carmen Navarro (as tenants by the entirety as to an undivided ½ interest, said interest being held as tenants in common as to the other tenants in common), Martin Navarro and *Idalia Calderon, ~~as tenants in common without any rights of survivorship,~~ hereinafter called the Grantee, his/her/their heirs and assigns, the real property, together with all improvements located thereon, described as follows:

*wife

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 117 on the Plan of BROOK-VIEW-ESTATES, Section 2, of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward J. Taylor, an unmarried person, by Warranty Deed from Julia Ottinger Jayne and husband, William E. Jayne, Jr., recorded on September 23, 1996 in Book 10199, Page 443, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2004 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of BROOK-VIEW-ESTATES, Section 2 of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants, of record in Book 4689, Page 561 (expired by the terms thereof), Register's Office for Davidson County, Tennessee.
4. All matters of record in the Register's Office of Davidson, Tennessee.

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/her/their heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind him/her/themselves, his/her/their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his/her/their 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.

This property is improved property known as: 545 Roxanne Drive, Antioch, TN 37013-4110.

WITNESS my hand this 5th day of August, 2004.

Edward J. Taylor

STATE OF MISSOURI
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward J. Taylor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Louis, Missouri, this 5th day of August, 2004.

Notary Public

My Commission expires:
10/23/2004

GARRY F MOORE JR
Notary Public - Notary Seal
STATE OF MISSOURI
JEFFERSON COUNTY
MY COMMISSION EXP OCT 23,2004