First Volunteer Title of Tennessee, Inc. 1411 West Main Street, Ste C Lebanon, TN 37087

This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Fermin Robles
4350 Old Hickory Blvd
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 08/19/04 10:18 2pgs
Fees:13.00 Taxes:251.60
20040819-0100246

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Long Beach Mortgage
7887 E. Bellview Ave.
Englewood, CO 80111

MAP **64-13**
GROUP
PARCEL **58**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia R. Carter, married** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Fermin Robles, married**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 5 of Block 2, on the Plan of Berryville, as shown on plat of record in Plat Book 421, page 117, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 5 fronts 50 feet on the easterly side of Hadley Bend Road and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Patricia Carter by Deed of record in Book 10351, Page 481, recorded 2/18/97, Register's Office for Davidson County, Tennessee.
> David Carter, the spouse of Patricia CR. Carter, joins in this conveyance to convey any right, title or interest he may have in the above described property by virtue of being the spouse of Patricia R. Carter.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
This is improved property known as 4350 Old Hickory Blvd, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", its successors and assigns, forever, and GRANTORS do covenant with the said "GRANTEES" 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 "GRANTORS", do further covenant and bind themselves, their heirs and addigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 13 day of August, 2004.

Patricia R. Carter

David Carter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Patricia R. Carter, married, the bargainors, ~~joined by spouse, David Carter~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 7-13-08

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 68,000.00.

AFFIANT

Subscribed and sworn to before me on this 13 day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 7-13-08