THIS INSTRUMENT PREPARED BY:
**HAYNES & FREEMAN**
140 North Main Street
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 08/25/04 08:47 2pgs
Fees:13.00 Taxes:370.00
20040825-0102458

**WARRANTY DEED**

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Julio Molina, et ux<br>3869 Saunders Avenue<br>Nashville, TN 37216 | Same<br>1102 Riverwood Dr.<br>Nashville, TN 37216 | 61-10-125 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILIP WAYMAN, Executor of the Estate of Mamie W. Wayman, Deceased**, has this day bargained and sold, and does hereby transfer and convey unto the said **JULIO MOLINA and wife, TERESA ORTEGA**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled Maplewood Heights Subdivision, of record in Plat Book 547, page(s) 77-78, 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 Morris J. Wayman and wife, Mamie I. Wayman by deed of record in Book 2103, page 636, Register's Office for Davidson County, Tennessee, the said Morris J. Wayman having predeceased Mamie I. Wayman and the said Mamie I. Wayman having since died. The Will of Mamie W. Wayman also known as Mamie I. Wayman of record in Docket No. 04P-309, Davidson County Probate Court Clerk's Office devised the subject property to Philip Wayman.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $100,000.00.
Subscribed and sworn to before me this 23 day of August, 2004.
My Commission Expires: 3/30/2008

X Julio Molina
Affiant

Judy Callis
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

This is improved property located at 3869 Saunders Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 my hand this 23 day of August, 2004.

**PHILIP WAYMAN**
**Executor of the Estate of Mamie W. Wayman**

**TERESA WAYMAN**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **PHILIP WAYMAN, Executor of the Estate of Mamie W. Wayman, and TERESA WAYMAN** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 23 day of August, 2004.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/22/08