THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Address New Owner(s)
Xiony R. Mejia
811 32nd Ave.
Nashville, TN 37209

Send Tax Bills To:
Guaranty Residential Lending, Inc.
1300 S. Mopac Expressway
Austin, TX 78746-6947

Map & Parcel Nos.:92-5-286.00

Davidson County DEEDWARR
Recvd: 08/26/04 12:39 2pgs
Fees:13.00 Taxes:384.80
20040826-0103420

SPECIAL WARRANTY DEED CORPORATION

FOR AND IN CONSIDERATION of the sum of **$104,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **P.T. Development, LLC** (herein referred to as "Grantor" has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Xiony R. Mejia** (herein referred to as "Grantee"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lots Nos. 5 and 6 in Block 2 on the Plan of the Fisk University Place, which plan is of record in Book 421, Pages 4 and 5, R.O.D.C., Tennessee. Said Lots Nos. 5 and 6 fronts 25 feet each on the west side of India Street, now called 32nd Avenue north, and both extend back between parallel lines 150 feet to an alley, showing on said alley 25 feet each.

Being the same property conveyed to Mary Murray and Shelby R. Larkin by deed of record Book 9712, Page 447, Quit Claimed to Ollie Holt in Instrument No. 20020318-0033455, and re-recorded in Instrument No. 20020912-0111284, dated August 17, 2002 and recorded on September 12, 2002, Register's Office for Davidson County, Tennessee.

Since being conveyed to P.T. Development, LLC from Ollie Holt by Deed, Dated September 6, 2002 and recorded on September 19, 2002, in Instrument No. 200209190-114328, Register's Office for Davidson County, Tennessee.

The above referenced property is also known as 811 32nd Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that they are free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2004** real estate taxes, which are to be prorated. But this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto. Wherever used, the singular number shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

GRANTOR:

P.T. Development, LLC

By

STATE OF ~~TENNESSEE~~ North Carolina)

COUNTY OF Mecklenburg)

The actual consideration or value, whichever is greater, for this transfer is **$104,000.00**.

Nancy Myron Crown

AFFIANT for PT Development, LLC

Subscribed and sworn to before me, this 16th day of ~~July~~ August, 2004.

Rebekah Rouse

NOTARY PUBLIC

My Commission Expires:
9-22-2007

REBEKAH ROUSE NOTARY PUBLIC MECKLENBURG COUNTY, N.C.

STATE OF ~~TENNESSEE~~ North Carolina)

COUNTY OF Mecklenburg)

Personally appeared before me, Rebekah Rouse, a Notary Public in and for said state and county, Nancy Myron Crown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the SVP of **P.T. Development, LLC**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 16th day of ~~July~~ August, 2004.

Rebekah Rouse

NOTARY PUBLIC

My Commission Expires:
9-22-2007

PROPERTY ADDRESS:
811 32nd Avenue, North
Nashville, TN 37209

REBEKAH ROUSE NOTARY PUBLIC MECKLENBURG COUNTY, N.C.