Box 56

WARRANTY DEED

LARRY G. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Tom Weeden II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Osvaldo Martin Ruiz	Osvaldo Martin Ruiz	Map 133-12 Parcel 85.00
(NAME)	(NAME)	
454 Benita Drive	454 Benita Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tom Weeden II, and wife, Merion Weeden**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Osvaldo Martin Ruiz and wife, Odalys Alfaro Arbolaez**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 39 on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tom Weeden, II and wife, Merion Weeden by Deed of record in Book 10507, Page 409, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

2004 property taxes shall be the responsibility of the Grantees when due and payable.

This is improved property, known as 454 Benita Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hands this 31st day of August, 2004.

Davidson County DEEDWARR
Recvd: 09/01/04 09:43 2pgs
Fees:13.00 Taxes:425.13

20040901-0105580

Tom Weeden II

Merion Weeden

STATE OF TENNESSEE

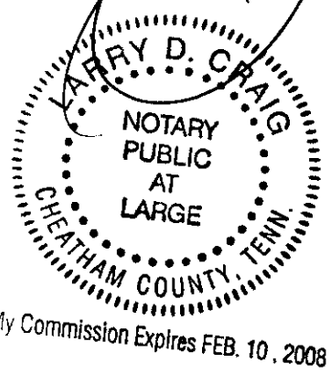
COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, Tom Weeden II and wife, Merion Weeden the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 8/31/2004.

Commission expires: February 10, 2008

Larry D. Craig Notary Public



My Commission Expires FEB. 10, 2008