WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,500.00

Connie Hogg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2004

Jamie Crutchfield
Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hector Lepez	MiCasa of America	Map 150
3008 Fieldstone Drive	1011 Cherry Avenue	Group 06-0
Antioch, TN 37013	Nashville, TN 37203	Parcel 095.00

FOR AND IN 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

Robert F. Dickerson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Hector Lepez and Fanny Barrera, Husband and wife
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:

BEING Lot No. 132, on the Plan of Cherry Hills, Section 10-A, of record in Plat Book 4860, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert F. Dickerson, unmarried, by Warranty Deed dated March 5, 1999, and recorded in Book 11376, page 55, said Register's Office.

This conveyance is subject to: (1) 2004 County taxes, which have been prorated and assumed by the Grantees and (2) all matters appearing on the plan of record in Plat Book 4860, page 97, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5009, page 329, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3008 Fieldstone Drive, Antioch, TN 37013

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 my hand this 30th day of August, 2004.

Robert F. Dickerson

Robert F. Dickerson

Davidson County DEEDWARR
Recvd: 09/01/04 15:20 2pgs
Fees:13.00 Taxes:419.95

20040901-0106030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2004.

My Commission Expires: ~~01/29/05~~ 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.