RETURN TO: Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/03/04 15:33 2pgs
Fees:13.00 Taxes:421.80
20040903-0107276

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 2004.

Notary Public

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires: 3-22-08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gerardo Salazar
410 Terry Place
Hermitage, Tennessee 37076

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
075-10-0-038.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frank T. Maddux, Jr. and wife, Holly Maddux** hereinafter referred to as Grantors, hereby transfers and conveys to **Gerardo Salazar and wife, Blanca Salazar** hereinafter referred to as 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. 221 Hermitage Estates, as shown by plat and survey of record in Plat Book 3300, Page 70 & 71, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy H. Cierpke and wife, Holly Cierpke by Warranty Deed from Randal O. Blakeley and wife, Barbara J. Blakeley of record in Book 9713, Page 872, Register's Office for Davidson County, Tennessee, dated June 23, 1995. Property was further conveyed to Holly Cierpke by Quitclaim Deed from Timothy H. Cierpke of record in Book 10223, Page 266, said Register's Office dated September 12, 1996. Property was further conveyed to Frank T. Maddux, Jr. and wife, Holly Maddux, for the sole purpose of creating tenants by the entireties, by Quitclaim Deed from Holly Cierpke, now known as Holly Maddux, of record in Instrument No. 20020306-0027820, Register's Office for Davidson County, Tennessee, dated February 19, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3300, Page 70 & 71, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3403, Page 556, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 410 Terry Place, Hermitage, Tennessee 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of August, 2004.

Frank T. Maddux, Jr.

Frank T. Maddux, Jr.

Holly Maddux

Holly Maddux

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank T. Maddux, Jr. and wife, and Holly Maddux, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2004.

Notary Public

My Commission Expires: 11-23-05

DC NOTARY PUBLIC

11316-BP