McCann & Hubbard
7105 Crossroads Blvd #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $45,000.00

Juan Enrique Arias Delgado
Affiant

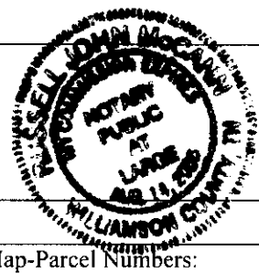
Subscribed and sworn to before me,
this 17th day of August, 2004.

Notary Public

My commission expires: 8-14-05

Davidson County DEEDWARR
Recvd: 09/16/04 13:32 2pgs
Fees:13.00 Taxes:166.50
20040916-0111727

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319



WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juan Enrique Arias Delgado	**Capital Bank & Trust Company**	**Map 119-5, Parcel 356**
312 Whitsett Road	**1820 West End Avenue**	
Nashville, TN 37210	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Wyvonnia Brooks, Administrator of the Estate of Amily Lee Byrns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan Enrique Arias Delgado

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 Davidson County, Tennessee, being Lot No. 11 of Block 2 on the Plan of the Subdivision of Block 1 and 2, in Cumberland Nurseries, as of record in Book 161, page 35, Register's Office for Davidson County, Tennessee. Said Lot No. 11 fronts 50 feet on the northerly side of Whitsett Road and extends back between parallel lines, 187.5 feet to an alley.

Being the same property conveyed to Dave Byrns, unmarried, by Warranty Deed, from Alvesta Ensley, Thelma Davis Brown, Sophia E. Miller and Manuel Shute heirs of Sophie E. Crutcher, dated July 27, 1978, of record in Book 5322, page 342. Dave Byrns having since died and Amily Lee Byrns inherited by intestate succession. Amily Lee Byrns having now died and the Estate Administrator, Wyvonnia Brooks, having Authority to sell by Court Order in Case No. 04P-792, of record in Instrument # 20040720-0086803, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 161, Page 35, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.
Any and all other matters of record.

This is improved property known as 312 Whitsett Road, Nashville, TN 37210.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 17th day of August, 2004.

* ~~Wyvonnia~~ Brooks, Administrator
Estate of Amily Lee Byrns

* Wyvonnia

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Wyvonnia Brooks, Administrator of the Estate of Amily Lee Byrns, the within named seller, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further declared under oath that she is the authorized representative of the Estate of Amily Lee Byrns and that she is authorized to make this conveyance on the Estate's behalf.

Witness my hand, at office, this 17th day of August, ~~2004~~.

Notary Public

My Commission Expires: [illegible]