FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2004

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:
Elsa Hinojosa	New Owner	Map 162
4501 Packard Drive; Apt. #B4		Group 02-0
Nashville, TN 37211		Parcel 053.00

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

Paul B. Simmons and wife, Karen G. Simmons

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Elsa Hinojosa, a married woman

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. 92 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 85.00 feet on the northerly margin of Bart Drive and extends back 146.4 feet on the westerly line and 149.6 feet on the easterly line, to a line in the rear on which it measures 94.8 feet.

BEING the same property conveyed to Paul B. Simmons and wife, Karen G. Simmons by deed from Ronnie C. Tysinger and wife, Delbra D. Tysinger, of record in Book 4449, Page 878, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 4158, Page 42 and Book 4178, Page 738, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 3700, Page 135, 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 128 Bart 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 our hands this 17th day of September, 2004.

Paul B. Simmons

Karen G. Simmons

Davidson County DEEDWARR
Recvd: 09/22/04 12:49 2pgs
Fees:13.00 Taxes:506.90
20040922-0114076

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 Paul B. Simmons and wife, Karen G. Simmons, with whom I am personally acquainted (or proved to me 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 at Nashville, Tennessee, this 17th day of September, 2004.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.