STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 2004

_____
Notary Public

MY COMMISSION EXPIRES 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/22/04 14:28 3pgs
Fees:18.00 Taxes:277.50
20040922-0114191

File No. G4-2399D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Quirino Onate
(NAME)

1513A Monticello Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Madison, Tennessee 37115
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
New Owner
CASH
(NAME)

Same
(STREET ADDRESS)

(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
34-9-19

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, Priscilla E. DoDoo, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Quirino Onate, 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:

See Attached Exhibit "A".

Being the same property conveyed to Priscilla E. DoDoo, unmarried , by Deed of Record in Book 10401, Page 646, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 1513A Monticello Avenue, Madison, TN 37115.

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. Whenever 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 September, 2004.

_____
Priscilla E. DoDoo

_____

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 Priscilla E. DoDoo, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17th day of September, 2004.

Commission expires 3/25/06

Notary Public

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ . _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

Davidson County, Tennessee, being a part of Lots Nos. 29 and 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said county; and more specifically that land in Davidson County, Tennessee, according to a survey prepared by N.G. Jenkins, Surveyor, dated May 29, 1954, R.O.D.C. described as follows:
Beginning at a point on the above mentioned Jenkin's Map called the "Point of Beginning" (this starting point is that point in the center of Monticello Avenue nearest tot he corner of Lots Nos 25, 26, 27 and 28 on the above mentioned Alta Loma Subdivision Map), and extending easterly 203 feet in the center line of Monticello Drive to a point; thence westerly 320 feet to a point in the center line of Monticello Drive; thence southerly in the center line of Monticello Drive 208 feet to a point; thence still in the center line of Monticello Drive southeasterly a distance of 462 1/2 feet to the starting point of "Point of Beginning". Monticello Avenue and Monticello Drive are the same Street.

Included in the above description, but excluded therefrom is the following described property

Being part of Lot No. 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and being described as Tract 1 on the unrecorded survey showing a division of a part of said lot for Clyde Loftis, made by N.G. Jenkins, Surveyor, dated April 4, 1959, as follows:

Beginning at a point in the center line of Monticello Drive or Avenue at the corner of Tracts 1 and 2, said point being North 3 degrees 30 minutes east 142 feet more or less from a point in the center line of Monticello Drive, said point being at the corner of Tracts 3 and 4 and being North 21 degrees 20 minutes west 462.5 feet more or less from the center line of Monticello Drive; thence with the line between Tracts 1 and 2, South 85 degrees 49 minutes east 328.5 feet more or less to a point; thence North 2 degrees 45 minutes west 64 feet more or less to an iron pin, the northeast corner of this tract; thence North 84 degrees 15 minutes west 320 feet more or less to the center line of Monticello Drive; thence with the center line of same south 3 degrees 30 minutes west 71 feet, more or less, to the point of beginning.

(01)03 DisplaySoft 28-WIN-4- -ILLEGAL)