STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of September, 2004.

Notary Public

My Commission Expires: 1/4/06

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/04 14:10 2pgs
Fees:13.00 Taxes:414.40
20040929-0117248

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rudy Zamora and Ana Lucrecia Monterroso
3207 Anderson Rd.
Antioch, TN. 37013

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 150-07-0-046.00

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, **Katherine Strain Rein** hereinafter referred to as Grantors, hereby transfers and conveys to **Rudy Zamora, unmarried and Ana Lucrecia Monterroso, unmarried, as joint tenants with right of survivorship** 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. 36 on the Plan of Towne Village of the Country as of record in Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 36 fronts 51.05 feet on the easterly margin of Anderson Road and extends back 140.72 feet on the southerly line and 130.75 feet on the northerly line to a dead line in the rear measuring 79.48 feet thereon.

Being the same property conveyed to Katherine Strain Rein by QuitClaim Deed from John W. Rein of record in Book 9515, Page 448, Register's Office for Davidson County, Tennessee, dated October 11, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 55 & 56, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5289, Page 687, said Register's Office.

Easement for Utilities of record in Book 8463, Page 400, said Register's Office.

Any and all visible easement 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 3207 Anderson Rd. , 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 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 27th day of September, 2004.

Katherine Strain Rein

Katherine Strain Rein

Cheri Jill Upshaw her atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cheri Jill Upshaw, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker) to execute this instrument on behalf of the maker.

Witness my hand and official seal this 27th day of September, 2004.

Notary Public

My Commission Expires: 1/4/06

ANTHONY DUNCAN NOTARY PUBLIC STATE OF UTAH