This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/06/04 09:16 2pgs
Fees:13.00 Taxes:425.50
20041006-0120239

ADDRESS NEW OWNER:

Oscar G. Rosales
Maria L. Rivera
206 May Drive
Madison, TN 37115

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 43-10
Parcel 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Frank R. McCool and Charles Appleton**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Oscar G. Rosales and wife, Maria L. Rivera**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 63 on the revised unrecorded plan of Tract 14 of the Anderson Estates, the said tract being a part of the recorded plan of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and said lot being described according to a survey made by Morris H. Hickerson, Surveyor, dated October 8, 1953, as follows:
>
> Beginning at an iron pin in the easterly margin of May Drive, said point being the common corner of Lot Nos. 63 and 64 of said subdivision, which point is located 161.1 feet Northerly from a concrete marker at the intersection of May Drive and Dupont Avenue, thence along May Drive North 4 degrees East 90 feet to another iron pin and the easterly margin of said Drive, thence South 4 degrees West 90 feet to another iron pin, thence North 86 degrees West 174 feet to the point of beginning.
>
> Being the same property conveyed to Charles Appleton and Frank R. McCool by quitclaim deeds from Beverly Ann Lee Hannon and Terry Humphrey, the Heirs at Law of Barbara Ann Humphrey Vandolen, of record in Instrument No. 20040929-0117098 and Instrument No. 20040929-0117099, Register's Office for Davidson County, Tennessee.
>
> This is not now nor has it ever been the primary residence of the Grantors herein.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 206 May Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 29 day of September, 2004.

Frank R. McCool

Charles Appleton

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Frank R. McCool and Charles Appleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29 day of September, 2004.

Notary Public

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

Oscar G. Rosales.
AFFIANT

Subscribed and sworn to before me
this 30th day of September, 2004.

Jodean M. King
NOTARY PUBLIC

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/19/08