STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of September, 2004.

Notary Public

My Commission Expires: 3-31-07

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/04 15:13 2pgs
Fees:13.00 Taxes:536.50
20041006-0120742

PREPARED BY & RETURN TO:

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Vanessa Maddoux
488 Huntington Ridge Drive
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 161-11-0-A-111.00CO

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, **Martha L. Trejo, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Vanessa Maddoux, unmarried** 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:

Land in Davidson County, Tennessee, being Lot No. 111, on the Plan of Huntington Ridge Townhouse, of record in Book 4675, Page 9, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Martha L. Trejo, unmarried, by Warranty Deed from Jair T. Britto and wife, Molly B. Brito, of record in Instrument #20020911-0110581, Register's Office for Davidson County, Tennessee, dated August 30, 2002.

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 4675, Page 9, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4279, Page 687, Book 4889, Page 905, Book 5394, Page 243 and Book 7423, Page 762, said Register's Office.

Easement for Storm Water Detention Agreement of record in Book 9732, Page 511, Book 9775, Page 308, and Book 11345, Page 59, said Register's Office.

HOA Charter of record in Book 4729, Page 682 and amended in Book 4890, Page 84, said Register's Office.

Subject to flow of any streams on and across subject property.

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 488 Huntington Ridge Drive, Nashville, TN 37211.

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 29th day of September, 2004.

Martha L. Trejo

Martha L. Trejo

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha L. Trejo, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

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

Lee Savario

Notary Public

My Commission Expires: 3-31-07

LEE SAVARIO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.