PROPERTY TAX INFORMATION:

OWNER: Macedonio Ramirez
2901 Anderson Road
Nashville, TN 37217

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 148-8-B
Parcel: 1.00

Davidson County DEEDWARR
Recvd: 10/08/04 11:16 2pgs
Fees:13.00 Taxes:351.50
20041008-0121943

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Gary Nelson, SR., Married and Gary Nelson, JR., Married**, have bargained and sold and does hereby transfer and convey unto **Macedonio Ramirez and Tina Rodriguez, as joint tenants with rights of survivorship.,** her heirs and assigns, forever, that certain tract or parcel of real estate situated in the Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being all of Unit No. 1, in 2901 Anderson Road Condominiums, a Horizontal Property Regime, being a part of the property shown on the Plat of Forest View Park, Section II, Lot 308, of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and more completely and accurately described in a Master Deed, recorded in Instrument No. 20030113-0005151, of said Register's Office, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of 2901 Anderson Road Condominiums, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto, recorded in Instrument No. 20030113-0005151, of the Register's Office for Davidson County, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being a portion of the same property conveyed unto Gary Nelson, Sr., Married and Gary Nelson, Jr., Married by Deed from Lawrence J. Sacks, as Executor of the Estate of James Walter Pickle of record in Instrument No. 20021120-0144069, dated November 15, 2002, Register's Office for Davidson County, Tennessee.

This is improved property known as 2901-B Anderson Road, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, her heirs and assigns, forever.

We, the undersigned, covenants with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same

is unencumbered, except by lien of the 2004 property taxes which have been prorated between the parties and the Grantors having paid their prorata share unto the Grantee at closing, the Grantee agreeing to pay the same in full when due.

We, the undersigned, further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantee upon delivery of this deed.

WITNESS OUR HAND, this the 30th day of September, 2004.

Gary Nelson, Sr. by Robbie Nelson ATTY in fact
Gary Nelson, SR.

Gary Nelson, JR.

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid GARY NELSON, JR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (DEED of TRUST) for the purposes therein contained; and the said ROBBIE NELSON, to me known to be the person who executed the foregoing instrument in behalf of GARY NELSON, SR acknowledged that she executed the same as the free act and deed of said GARY NELSON, SR, and for the purposes therein contained by virtue of a Special Limited Power of Attorney duly executed by the said GARY NELSON, SR, and appearing of record in Record Book _____, page _____, in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal, at Office in Murfreesboro, Tennessee.

Notary Public

My Commission Expires: 06-22-08

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 30th day of September, 2004.

My Commission Expires: 06/22/08

NOTARY PUBLIC

Notary At Large

/G3784B