PROPERTY TAX INFORMATION:
OWNER: Macedonio Ramirez

2901-A 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: 2.00

Davidson County DEEDWARR
Recvd: 10/08/04 11:18 3pgs
Fees:18.00 Taxes:351.50
20041008-0121945

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, hereby declaring this is not and has never been our principal place of residence,** have bargained and sold and does hereby transfer and convey unto **Macedonio Ramirez,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the USD-06564 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being all of Unit No. 2, 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-A 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 Grantees, their heirs and assigns, forever.

We, the undersigned, covenants with the said Grantees 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 Grantees at closing, the Grantees 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 Grantees, their 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 Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 28th day of September, 2004.

Gary Nelson Sr. by Robbie Nelson ATTY in fact
Gary Nelson, SR. by and through his Attorney in Fact, Robbie Nelson

Gary Nelson, JR. by Kim Walker Attn in Fact
Gary Nelson, JR., by and through his Attorney in Fact, Kim Walker

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 28th day of September, 2004, before me personally appeared Gary Nelson, SR., by Robbie Nelson as his Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gary Nelson, Sr., acknowledged that such person executed the same as the free act and deed of Gary Nelson Sr..

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

Robyn White
NOTARY PUBLIC

ROBYN WHITE NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 5-21-07 RUTHERFORD COUNTY, TN

My Commission Expires: 06/22/0[illegible]

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 28th day of September, 2004, before me personally appeared Gary Nelson, Jr.., by Kim Walker as his Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gary Nelson, Jr.., acknowledged that such person executed the same as the free act and deed of Gary Nelson Jr..

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

Robyn White
NOTARY PUBLIC

ROBYN WHITE NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 5-21-07 RUTHERFORD COUNTY, TN

My Commission Expires: 06/22/0[illegible]

/G3784A

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 28th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 06/22/08

ROBYN WHITE NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 5-21-07 RUTHERFORD COUNTY, TN

/G3784A