40-A

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

Davidson County DEEDWARR
Recvd: 10/12/04 16:10 2pgs
Fees:13.00 Taxes:370.00
20041012-0123107

ADDRESS NEW OWNER:

Flor Melgar and Jose A. Melgar
And wife, Candelaria Melgar
327 Haywood Lane
Nashville, TN 37211

SEND TAX BILL:

New Owner

MORTGAGEE:
Premier Bank of Brentwood
5217 Maryland Way
Brentwood, TN 37027

MAP AND PARCEL:
MAP 147-12-0
PARCEL 48

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, **Iza V. McCool, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Flor Melgar, a single woman, and Jose A. Melgar and wife, Candelaria Melgar, as joint tenants with the right of survivorship**, ("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:

> Being land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 16 on the plan of H. E. Bernal's "Haywood Heights", S/D, not of record, more described as follows:
>
> BEGINNING in the center of Haywood Lane, at the northwest corner of Lot No. 15 on said plan conveyed to Euell F. Suddeth et ux., by deed from Robert V. Dison, of record in Book 2283, page 227, Register's Office for said County: thence with said Suddeth's western boundary line, South 2 degrees 20 min. East 1005 ft. to said Suddeth's southwest corner; thence North 89' West 147 ft. to the southeast corner of Lot No. 17 on said plan; thence with the line between Lots Nos. 16 and 17, North 2 deg. 30 min. West 993.6 ft. to the center of said Lane; thence with same, eastwardly 150 ft. to the beginning.
>
> Being part of the same property conveyed to Iza V. McCool, unmarried, by deed from Lawrence H. Gibbs and wife, Connie Sue Gibbs, of record in Book 7628, page 206, said Register's Office.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is unimproved property known as Map 147-12-0, Parcel 48, Haywood Lane, Nashville, TN 37211.

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 my hand this 11th day of October, 2004.

Iza V. McCool

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 11th day of October, 2004.

Notary Public

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me
this 11th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005