This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 10/20/04 13:29 2pgs
Fees:13.00 Taxes:499.13
20041020-0126275

ADDRESS NEW OWNER:
Sergio R. Gutierrez and Maria L. Gutierrez
3164 Harborwood Dr.
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MORTGAGEE
N/A

MAP 108-12-B-21 CO
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **WE, Timothy John Young and wife, Donna Jean Young**, have this day bargained and sold, and do hereby transfer and convey unto **Sergio R. Gutierrez and wife Maria L. Gutierrez**, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 120, on the Plan of Harborview, Phase 1-A, Section 1, as shown on plat of record in Plat Book 6900, page 583, as amended in Book 9096, page 760, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Timothy John Young and wife, Donna Jean Young by Deed of record in Book 8334, Page 983, recorded 4/22/91, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

WE COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2004 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Wilson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 6900, Page 583, restrictions of record in Book 9182, Page 786, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12 day of October, 2004.

Timothy John Young

Donna Jean Young

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Timothy John Young and wife Donna Jean Young,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of October, 2004.

NOTARY PUBLIC

BARBARA C. PARRISH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4-28-2008

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 134,900.00.

AFFIANT

Subscribed and sworn to before me this the 13 day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.