This Instrument Prepared by, & Return To:
Charles E. Reed, Attorney at Law
325 Plus Park Blvd., Suite 203
Nashville, TN 37217
Telephone: (615) 365-4014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2004

Notary Public
My commission expires: 03/19/2006

CHARLES E. REED NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

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Address of New Owner:
Jose Mario Lara
8150 Bonnafair Drive
Hermitage, TN 37076-1035

Send Tax Bills to:
NEW OWNER

Assessor's Parcel ID:
074/04/067.00

Davidson County DEEDWARR
Recvd: 11/10/04 16:02 2pgs
Fees:13.00 Taxes:344.10
20041110-0135734

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The David W. Gaw Family Limited Partnership d/b/a Gaw Realty, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Jose Mario Lara, hereinafter called the Grantee, his/her/their heirs and assigns, the real property, together with all improvements located thereon, described as follows:

> A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 103 on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to The David W. Gaw Family Limited Partnership d/b/a Gaw Realty, by Warranty Deed from John M. Rutledge, recorded on September 9, 1998 in Book 11104, Page 769, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2004 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of Hermitage Hills, Section Twelve of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants, of record in Book 4820, Page 611 (expired by the terms thereof), and amended in Book 4960, Page 506 and Book 4969, Page 667, Register's Office for Davidson County, Tennessee.
4. All matters of record in the Register's Office of Davidson, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her/their heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind him/her/themselves, his/her/their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his/her/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.

This property is improved property known as: 8150 Bonnafair Drive, Hermitage, TN 37076-1035.

WITNESS my hand this 3rd day of August, 2004.

The David W. Gaw Family Limited Partnership d/b/a Gaw Realty

By: J.D. Management, Inc.
Its: General Partner

By: _____
Jeffrey D. Gaw
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Jeffrey D. Gaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of J.D. Management, Inc. (formerly Gaw Management, Inc.), the General Partner of The David W. Gaw Family Limited Partnership d/b/a Gaw Realty, the within named bargainor, and that as such President of J.D. Management, Inc., being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of the corporation.

Witness my hand and official seal at Nashville, Tennessee, August 3, 2004, 2004.

_____
Notary Public

My Commission expires: 03/19/2006

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TN