This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/01/04 13:48 2pgs
Fees:13.00 Taxes:451.40
20041201-0143065

ADDRESS NEW OWNER:
Carlos Arzate
261 & 263 Ocala Dr.
Nashville, Tennessee 37211

SEND TAX BILL TO:
xOwnerxxx
MORTGAGEE

MORTGAGEE:
Full Spectrum Lending, Inc.
801 Crescent Centre Drive, Suite 520
Franklin, TN 37067

MAP	**162**
GROUP	**6**
PARCEL	**208**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Consolidated Investment Company, a Partnership** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Carlos Arzate**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Section Two, Fair Oaks, of record in Plat Book 4460, page 52 & 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being a part of the same property conveyed to Consolidated Investment Company, a Partnership by deed from Stephen W. Ramp, Substitute Trustee of record in Book 5034, page 227, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 261 & 263 Ocala Dr., Nashville, Tennessee 37211.

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 heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS my hand this the 24th day of November, 2004.

Consolidated Investment Company, a Partnership

By: Frank Oster, Partner
Frank Oster, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Frank Oster** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be ~~of~~ Partner **Consolidated Investment Company, a Partnership**, the within named bargainor, a partnership, and that he as such authorized officer, ~~with the~~ Partner authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the partnership as such authorized officer, Partner.

WITNESS my hand and official seal this 24th day of November, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $122,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of November, 2004.

D. Annette Maples

NOTARY PUBLIC

My Commission Expires:

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

REGISTRAR, PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072