FILE BOX 30

Davidson County DEEDWARR
Recvd: 02/01/05 13:22 3 pgs
Fees:18.00 Taxes:343.36

20050201-0011688

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $92,800.00.

Subsribed and sworn before me this the 29th day of December, 2004.

Affiant

Notary Public 5/25/06

(Affix Seal)

HARRIS III NOTARY PUBLIC AT LARGE TENNESSEE STATE OF

WARRANTY DEED

Return To: #1010069

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Francisco Miranda
104 Garwood Drive
Nashville, TN 37210

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 119-3 Parcel 20

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Estate of Martin Lafayette Nix

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Francisco Miranda, a single man

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 59 on the plan of the Mertie Milwee Property, of record in Plat Book 2331, page 117, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot fronts 70 feet on the north side of Garwood Drive and runs back 173.3 feet on the westerly line and 167.9 feet on the easterly line, to a dead line, on which it measures 72 feet.

Being all of the same property conveyed to Martin Lafayette Nix and wife, Mary A. Nix by Deed dated July 16, 1956 of record in Book 2547, page 585, said Register's Office. The said Martin Lafayette Nix and Mary A. Nix now being deceased. The undersigned being all the Heirs at Law of both Martin Lafayette Nix and Mary A. Nix.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 104 Garwood Drive, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 29th day of December, 2004.

ESTATE OF MARTIN LAFAYETTE NIX

BY: _____
Jerry Lee Nix, Administrator

BY: _____
Jerry Lee Nix, Heir At law

BY: _____
Cheryl Marie Allison, Heir At Law

BY: _____
Debra K. Bell, Heir At Law

BY: _____
James Franklin Nix, Heir At Law

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State aforesaid, Jerry Lee Nix, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purpose therein contained, and who further acknowledged that he is the Adminstrator of the maker or a constituent of the maker and is authorized by the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 19 day of Jan
2005

My Commission Expires:
5/28/04

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State aforesaid, Jerry Lee Nix, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purpose therein contained, and who further acknowledged that he is an Heir at Law of the maker or a constituent of the maker and is authorized by the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 19 day of Jan
2005

My Commission Expires:
5/28/04

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State aforesaid, Cheryl Marie Allison, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purpose therein contained, and who further acknowledged that she is an Heir at Law of the maker or a constituent of the maker and is authorized by the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 24 day of January,
2004.

My Commission Expires:
03-25-2006

Barbara A. Stinson
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State aforesaid, Debra K. Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purpose therein contained, and who further acknowledged that she is an Heir at Law of the maker or a constituent of the maker and is authorized by the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 24 day of January, 2004.

My Commission Expires:
03-25-06

Barbara A. Stinson
Notary Public

BARBARA A. STINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State aforesaid, James Franklin Nix, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purpose therein contained, and who further acknowledged that he is an Heir at Law of the maker or a constituent of the maker and is authorized by the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 24 day of January, 2004.

My Commission Expires:
03-25-2006

Barbara A. Stinson
Notary Public

BARBARA A. STINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.