RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

File# 04-7530

Davidson County DEEDWARR
Recvd: 02/07/05 09:06 3 pgs
Fees:18.00 Taxes:462.50
20050207-0013718

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of February, 2005 by and between TRIAD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF WALTER H. CARTER AND SCOTT YOUNG, hereinafter called Grantor, and LEIMAN VARGAS and ELENA VARGAS, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, TRIAD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF WALTER H. CARTER AND SCOTT YOUNG, hereinafter referred to as Grantor, does hereby bargain, sell, transfer and convey unto LEIMAN VARGAS and ELENA VARGAS, HUSBAND AND WIFE, hereinafter referred to as Grantees, its successors and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which Exhibit is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 316 COUNTRY COURT, ANTIOCH, TENNESSEE 37013.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, its successors and assigns forever. The Grantor does covenant and agree with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said Grantees, its successorss and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor's duly authorized official on the day and year first above written.

TRIAD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF

by: _____

WALTER H. CARTER, GENERAL PARTNER OF TRIAD PROPERTIES

by: _____

SCOTT N. YOUNG, GENERAL PARTNER OF TRIAD PROPERTIES

PARTNERSHIP
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise C. Allis, a Notary Public of said State and County aforesaid, personally appeared Walter H. Carter + Scott N. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the partners of TRIAD PROPERTIES the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this **3rd** day of **February, 2005.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

LEIMAN VARGAS and ELENA VARGAS
316 COUNTRY COURT
ANTIOCH, TENNESSEE 37013

Property Address:

316 COUNTRY COURT
ANTIOCH, TENNESSEE 37013

Person Responsible for Taxes:
Triad Properties
~~SAME~~
2200 21st Ave S. Ste 220
Nashville, Tn 37212

Map & Parcel #: MAP 150-3, PARCEL 80

AFFIDAVIT OF VALUE

STATE OF Tennessee**:**
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **125000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **February, 2005.**

Notary Public

My Commission Expires: 5/24/2008

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EXHIBIT 'A'

A certain tract of land in Davidson County, being Lot No. 68 on the Plan of Section Three, "The Country", of record in Book 5200, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to TRIAD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF WALTER H. CARTER AND SCOTT YOUNG, BY Deed from DANNY L. HERALD AND KIM HERALD, of record in INSTRUMENT NO. 20020219-0021220, Register's office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. Deed of Trust from TRIAD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF WALTER H. CARTER AND SCOTT YOUNG to M. GLENN LAYNE, Trustee, of record at Instrument Number 20020514-0058482, Register's Office for DAVIDSON County, Tennessee, to secure to CAVALRY BANKING the payment of that certain note dated May 1, 2002, in the original principal amount of $102,000.00, due and payable as set forth therein.

2. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 150-3, PARCEL 80). 2004 Davidson County Real Property Taxes were PAID December 23, 2004 in the amount of $1,473.62 (MAP 150-3, PARCEL 80.00).

3. All matters as set forth on the Plan of record in Plat Book 5200, page 44, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4. Restrictive Covenants of record in Book 5281, page 813, Register's Office for DAVIDSON County, Tennessee.