Box 13
#9351

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 14th day of February, 2005, by and between JAMES B. CANTRELL, JR., MARRIED, hereinafter called Grantor, and MARIA PINEDA, UNMARRIED, hereinafter called Grantee.

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 are hereby acknowledged, JAMES B. CANTRELL, JR., MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto MARIA PINEDA, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 260 EMMITT AVENUE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee 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 himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

KATHY L. CANTRELL, wife of JAMES B. CANTRELL, JR., the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

JAMES B. CANTRELL, JR.
Signature of Seller

KATHY L. CANTRELL
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 02/17/05 14:22 3 pgs
Fees:18.00 Taxes:273.80
20050217-0018283

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES B. CANTRELL, JR. and his wife, KATHY L. CANTRELL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2005.

Notary Public

DENISE C. ALLIS ★ TENNESSEE
NOTARY PUBLIC AT LARGE
★ DAVIDSON COUNTY, TENN.

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

MARIA PINEDA, UNMARRIED
260 Emmitt Ave
Madison, TN 37115

Property Address:

260 EMMITT AVENUE
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

Volunteer Trust Mortgage Corp.
301 South Perimeter Park Dr. Suite 185
Nashville, TN 37211

Map & Parcel #: MAP 51-8, PARCEL 73

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 **$ 74000** 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 14th day of **February, 2005.**

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/06

RETURN TO:

ADVANTAGE TITLE & ESCROW
3354 PERIMETER HILL DRIVE, SUITE 142
NASHVILLE, TENNESSEE 37211

EXHIBIT 'A'

Being Lot No. 24 in Block "I", on the Revised Plan of Power & Roth Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 60 feet on the south side of Emmitt Avenue, and runs back 183 feet, more or less, on the easterly line and 194 feet, more or less, on the westerly line to a dead line in the rear, measuring 80 feet, more or less, thereon.

Being the same property conveyed to James B. Cantrell, Jr. and wife, Peggy A. Cantrell by Warranty Deed, of record in Book 3709, page 39, Register's Office for DAVIDSON County, Tennessee. The said Peggy A. Cantrell having since died May 11, 2001.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 51-8, PARCEL 73).

2. All matters as set forth on the Plan of Revised Plan of Power & Roth Madison Park Subdivision, of record in Plat Book 843, page 7, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easement for sanitary sewer and/or storm drainage, of record in Book 8681, page 138, Register's Office for Davidson County, Tennessee.