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Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $92,000.00

Affiant

Subscribed and sworn to before me, this 10th day of February, 2005.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 02/22/05 08:55 2 pgs
Fees:13.00 Taxes:340.40

20050222-0018873

03-0412-32424

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kenneth Kelley 1613 SHELBY AVENUE NASHVILLE, TN 37206	New Owner	83-14-0-307

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carlos Antonio Rubino Guillen, unmarried, and Norma Facio de Merrill, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth Kelley, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carlos Antonio Rubino Guillen, a four-fifths undivided interest, and Norma Facio de Merrill, a one-fifth undivided interest, by deed from Gregory P. Ward, of record in Instrument No. 20030519-0067843, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1613 Shelby Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 10th day of February, 2005.

Carlos Antonio Rubino Guillen — Norma Facio de Merrill

Carlos Antonio Rubino Guillen
By: Norma Facio de Merrill, ATTY in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Norma Facio de Merrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of February, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires: 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma Facio de Merrill, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Carlos Antonio Rubino Guillen and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 2005.

Commission expires:03/14/2005

Notary Public