RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $649,900.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Melissa Salkeld
Affiant

Sworn to and subscribed before me this 18 day of April, 2005.

Brenda S. Lane
Notary Public
My Commission Expires: 5/23/06

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/20/05 10:37 4 pgs
Fees:23.00 Taxes:2404.63
20050420-0043871

ADDRESS NEW OWNER:
Jorge M. and Esther Balaguer
1305 Beddington Park
Nashville, TN 37215

SEND TAX BILL TO:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MAP/PARCEL
Map 159-2; Parcel 64

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eleanor Menefee Parkes, married, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Jorge M. Balaguer and wife, Esther Balaguer, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 1305 Beddington Park, Nashville, Davidson County, Tennessee.

Gary Parkes joins in the execution of this instrument to convey any interest he may have in the property as spouse of Eleanor Menefee Parkes.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is

lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it 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/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 18 day of April, 2005.

GRANTOR:

Eleanor Menefee Parkes

Gary Parkes

MARY S. BARCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Eleanor Menefee Parkes and Gary Parkes, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of April, 2005.

Mary S. Barcomb
Notary Public

My Commission Expires: MY COMMISSION EXPIRES: January 24, 2009

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Hound's Run, as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eleanor Menefee Parkes by deed from Contracting Unlimited, Inc., a Kentucky corporation, of record in Book 7784, page 546, said Register's Office.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2005 and subsequent years: A lien, not yet due or payable, which has been prorated and assumed by Grantee.
2. Declaration of Covenants, Conditions and Restrictions of Hound's Run of record in Book 7079, page 995, as corrected in Affidavit in Book 7238, page 736, as amended in Book 11719, page 845, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, and including, without limitation, any approval rights and rights of first refusal.
3. Charter of Hound's Run of record in Book 7253, page 992, and in Book 7762, page 368, said Register's Office.
4. Plan of Hound's Run of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.