ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Oscar A. Munoz	Same	
2223 Cabin Hill Road		MAP and PARCEL
Nashville, TN 37214		73-7 39

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 05/31/05 08:32 2 pg
Fees:13.00 Taxes:558.70

20050531-0060606

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mamie L. Roberts NKA Mamie L. Throneberry, a married woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Oscar A. Munoz,** a married man (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 482 on the plan of Sunset View, Section 7, as of record in Book 2900, Page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 482 fronts 120 feet on the westerly side of Cabin Hill Road and extends back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Mamie L. Roberts, a widow, by Trustee's Deed dated September 10, 1984, from Richard D. Taylor, a widow, of record in Book 6390, Page 997, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2223 Cabin Hill Road, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2900, Page 109, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 1153, Page 459, and Book 3129, Page 387, said Register's office; (4) Easement of record in Book 6879, Page 1, said Register's office.

Lamar Throneberry, spouse of Mamie L. Roberts NKA Mamie L. Throneberry, hereby joins in this conveyance to convey any and all interests he may have in said property including but not limited to any marital rights therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $151,000.00

Angela T. Sharber
Affiant

Subscribed and sworn before me this 26th day of May, 2005.

My Commission Expires: 1/20/09

Leon Sharber
Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **May, 2005**.

Mamie L. Roberts NKA Mamie L. Throneberry

Mamie L. Roberts NKA Mamie L. Throneberry

Lamar Throneberry

Lamar Throneberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Mamie L. Roberts NKA Mamie L. Throneberry and husband, Lamar Throneberry**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **26th** day of **May, 2005**.

Notary Public
My Commission Expires: 1/28/2006

File No. 0505-066.wd

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006