THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20607G

MAP/GROUP/PARCEL:
50-7/111

NEW OWNER'S NAME AND ADDRESS:
Pedro Villanueva and Alfredo Vasquez
777 North Marengo
Pasadena CA 91103

Davidson County DEEDWARR
Recvd: 06/10/05 15:07 2 pgs
Fees:13.00 Taxes:307.10
20050610-0066901

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DAVID L. NEWSOM, A MARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto PEDRO VILLANUEVA, A MARRIED MAN, AND ALFREDO VASQUEZ, A MARRIED MAN, AS TENANTS IN COMMON, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 226, on the Plan of Section Five, Village By the Creek, as shown on plat of record in Plat Book 6250, page 221, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 226, which is a corner lot, fronts a total distance of 74.40 feet on the westerly margin of Ridgeside Drive and fronts a total distance of 76.19 feet on the southerly side of Village Trail. Said frontages being joined by a curve having a length of 39.27 feet and extends back 98.59 feet on the westerly line and 107.00 feet on the northerly line to a point of intersection.

The subject property is improved property commonly known as 3801 RIDGESIDE DRIVE, Nashville, TN 37207.

Being the same property conveyed to the within named Grantors as of record in Instrument 20030728-0105073, Register's Office for Davidson County, Tennessee.

Said property was not the marital or primary residence of grantor.
Said property is not going to be the marital or primary residence of grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to

warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

David L. Newsom

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, David L. Newsom, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 25th day of May 2005.

NOTARY PUBLIC 32508

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $83,000.00.

AFFIANT

Sworn to and subscribed before me, this the 25th day of May 2005.

NOTARY PUBLIC 32508

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE