#9831 Box 13

Davidson County DEEDWARR
Recvd: 06/15/05 13:55 2 pgs
Fees:13.00 Taxes:321.90

20050615-0068557

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

X Catherine L. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2005

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jose Antonio Lemus	Volunteer Trust Mortgage Corp.	Map 107
1913 Louanne Drive	301 South Perimeter Park Drive, Suite 125	Group 05-0
Nashville, TN 37217	Nashville, TN 37211	Parcel 251.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Catherine L. Harris, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jose Antonio Lemus, unmarried

hereinafter called the GRANTEES, their heirs 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. 229 on the plan of Bel-Air Subdivision, Section Two, as of record in Book 2900, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 229 fronts 65 feet on the southerly side of Louanne Drive and runs back 136.8 feet on its west line and 136.9 feet on its east line to a dead line in the rear, measuring 65 feet thereon.

BEING the same property conveyed to Catherine L. Harris (Christine G. Barnes holding a life estate) by Quitclaim Deed from Christine G. Barnes, of record in Instrument 20020903-0105663, dated August 28, 2002, Register's Office for said County. The said Christine G. Barnes is now deceased. See also Quitclaim Deed of record in Book 6057, Page 978 and deed of record in Book 3340, Page 45, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2959, Page 215; Book 2964, Page 1; and Book 3096, Page 485, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 29, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1913 Louanne Drive, Nashville, TN 37217

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 26th day of May, 2005.

Catherine L. Harris
Catherine L. Harris

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 Catherine L. Harris, 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 and official seal at Nashville, Tennessee, this 26th day of May, 2005.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.