Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

39-B
File #05-1277

20B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Timothy M. Larson, unmarried , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Edilia Tello, Unmarried , hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot 111 on the Plan of the Subdivision of River Trace Estates, Phase I, Section II of record in Plat Book 6900, Pages 158 and 159, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy M. Larson, unmarried, by deed dated November 12, 1996 of record as Book 10263, Page 637, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Davidson County DEEDWARR
Recvd: 07/12/05 12:05 2 pgs
Fees:13.00 Taxes:490.25
20050712-0080571

This is improved property, known as: 3013 Delta Queen Drive, Nashville TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of July, 2005.

X _____ _____

Timothy M. Larson

State of Tennessee)
County of Davidson)

On this 6th day of July, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy M. Larson , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 132,500.00.

Affiant

Sworn and subscribed before me on this the 6th day of July, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Edilia Tello
3013 Delta Queen Drive
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
SAME AS NEW OWNER

TAX MAP-PARCEL #:
062-02-0A 111.00CO