WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 126,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF AUGUST, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00941

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Miguel Delgado Boyzo	SAME: New Owner	MAP:
6408 Premier Drive		Parcel:90-16 311.00
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSE J. CAMARENA, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MIGUEL DELGADO BOYZO, AND WIFE, ELENA RUIZ GARCIA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

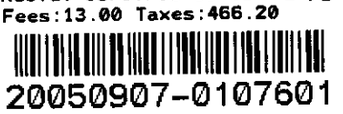
SEE EXHIBIT "A"

This is improved property known as 6408 Premier Drive, Nashville, TN 37209

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 22nd day of August, 2005.

Davidson County DEEDWARR
Recvd: 09/07/05 13:36 2 pgs
Fees:13.00 Taxes:466.20



20050907-0107601

Jose J Camarena
Jose J. Camarena

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JOSE J. CAMARENA, the bargainor(s), 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 and official seal at Brentwood, Tennessee , this 22nd day of August, 2005.

Notary Public

My Commission Expires:



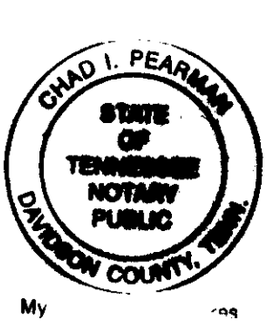


EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 712 ON THE PLAN OF CHARLOTTE PARK, SECTION 12, AS OF RECORD IN BOOK 2900, PAGES 127 AND 128, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JESUS B. HERNANDEZ, UNMARRIED TO JOSE J. CAMARENA, UNMARRIED AS RECORDED ON THE 18TH DAY OF JANUARY, 2002 IN INSTRUMENT NO. 20020118-0007546 AND WARRANTY DEED FROM JUN W. PARK, UNMARRIED AND ALLAN R. SIMPSON AND WIFE, KAREN SIMPSON TO JOSE J. CAMARENA, UNMARRIED AND JESUS B. HERNANDEZ, UNMARRIED AS RECORDED ON THE 3RD DAY OF NOVEMBER, 2001 IN INSTRUMENT NO. 20011103-0120706, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

