THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24669-08-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $114,500.00. Affiant Subscribed and sworn to before me this 7th day of September, 2005. Notary Public My Commission Expires:

Return To: BOX 13
10372

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Nery Lima 4912 Raywood Lane Nashville, TN 37211	**Send Tax Bills To:** American Home Mortgage Acceptance 520 Broad hollow Rd Melville, NY 11747	**Tax Information:** Map No.147.16-0 Parcel No. 102.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paula F. Beard, Executrix of the Estate of James P. Freeze, Deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nery Francisco Lima-Avila** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4912 Raywood Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of September, 2005.

Paula F. Beard, Executrix

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Paula F. Beard, Executrix**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 09/20/05 12:16 2 pgs
Fees:13.00 Taxes:423.65
20050920-0112968

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Fairlane Park Section III, as of record in Plat Book 2331, page 145 and 146, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lewis L. Threewit and wife, Margaret S. Threewit by deed dated August 12, 1957 from Crosby Land Company of record in Book 2693, page 503, Register's Office for Davidson County, Tennessee. Lewis L. Threewit having died. By Quitclaim Deed of record in Book 9359, page 736, Margaret S. Threewit conveyed subject property to Margaret S. Threewit, a widow and Paul Freeze, a single man. By Quitclaim Deed of record in Book 9918, page 76, Margaret S. Threewit and Paul Freeze conveyed subject property to Paul Freeze, a single man. Paul Freeze died October 16, 2004. By his Will, of record as Instrument No. 5729/17112403, Davidson County Probate Court Clerk's Office, Paula F. Beard was named as Executrix of said estate and directed to administer subject property as part of the probate estate. Paul Freeze and James P. Freeze are one and the same person.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 2598, page 491, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee.