WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK S. BROWNELL	SAME	MAP 15 PARCEL 286
(NAME)	(NAME)	
304 Fescue Drive		
(ADDRESS)	(ADDRESS)	
Mt Juliet TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/21/05 15:03 2 pgs
Fees:13.00 Taxes:209.05

20051121-0140495

FOR AND 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, **ZENAROSA C. SALCEDO, and husband, PEPITO Y. SALCEDO,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK S. BROWNELL, and wife, DEBORAH L. BROWNELL,** 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:

Situated in Davidson County, Tennessee, being Lot No. 3 on Final Plat of Salcedo's Subdivision of record in Instrument No. 20040506-0051885, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
COMMENCING at an iron pin (new) in the easterly right of way margin of Wilkinson Road (50' right of way), said pin being the northwesterly corner of Keith Richardson as of record in Deed Book 8463, page 500, Register's Office for Davidson County, Tennessee;
THENCE, with the easterly right of way margin of Wilkinson Road, North 28 deg. 33' 40" West, 200.00 feet to an iron pin (new), said pin being the southwesterly corner and POINT OF BEGINNING, for the herein described tract;
THENCE, with said easterly right of way of Wilkerson Road, North 28 deg. 33' 40" West, 100.00 feet to an iron pin (new);
THENCE, leaving the easterly right of way of Wilkerson Road on a new line, North 61 deg. 26' 20" East, 325.13 feet to an iron pin (new);
THENCE, North 69 deg. 47' 52" East 707.17 feet to an iron pin (new);
THENCE, North 10 deg. 00' 41" East, 106.78 feet to an iron pin (new) in the southerly line of Richard and Jerry Womack as of record in Book 8439, page 184, Register's Office for Davidson County, Tennessee,
THENCE with the southerly line of Womack as of record in Book 8439, page 184 and Book 10547, page 789, South 81 deg. 04' 14" East, 102.74 feet to an iron pin (new);
THENCE, continuing with said southerly line of Womack, South 80 deg. 53' 23" East, 213.78 feet to iron pin (new);
THENCE, leaving said southerly line of Womack, South 05 deg. 41' 21" West, 271.79 feet to iron pin (new);
THENCE, with the northerly line of Tract 2, South 81 deg. 57' 29" West 961.87 feet to an iron pin (new);
THENCE, South 61 deg. 26' 20" West 288.28 feet to the POINT OF BEGINNING, and containing 5.77 acres, more or less, being described according to a survey by Fisher & Arnold, Inc., William M. Kiel, TLS No. 590, dated March 29, 2004.

INCLUDED in this conveyance is Rights of Ingress and Egress to the private access road as depicted on the Plat of record in Instrument No. 20040506-0015885, Register's Office for Davidson County, Tennessee.

This conveyance is made SUBJECT TO that certain Agreement to Maintain Salcedo Private Road of record in Instrument No. 20040323-0032469, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Zenarosa C. Salcedo and husband, Pepito Y. Salcedo by deeds of record in Book 8426, page 078 and Instrument No. 20021227-0159457, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as LOT 3 MORGAN ROAD, JOELTON, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 18th day of November, 2005.

ZENAROSA C. SALCEDO

PEPITO Y. SALCEDO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ZENAROSA C. SALCEDO, and husband, PEPITO Y. SALCEDO the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2005.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008