STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of November, 2005.

Notary Public

MY COMMISSION EXPIRES MARCH 14, 2009

My Commission Expires: _____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/29/05 11:45 2 pgs
Fees:13.00 Taxes:455.10
20051129-0143358

ADDRESS NEW OWNER(S) AS FOLLOWS:
Manuel Sepulveda and Rosa M. Medina

3624 Donna Kay Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

134-09-0093.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John L. Bryant and Carrie Russell Bryant, husband and wife hereinafter referred to as Grantors, hereby transfers and conveys to Manuel Sepulveda and Rosa M. Medina, **husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 79 on the Plan of Woodland Hills Subdivision, Phase I , as of record in Plat Book 6900, Pages 666-669, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John L. Bryant, unmarried Carrie Y. Russell, unmarried, joint tenants with right of survivorship by Warranty Deed from Steve A. Hudson and Edith M. Hudson, married of record in Deed Book 11224, Page 601, Register's Office for Davidson County, Tennessee.

The Said John L. Bryant and Carrie Y. Russell are now married to each other and Carrie Y. Russell is now known as Carrie Russell Bryant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6900, Page 668, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7632, Page 947 and Book 7654, Page 404, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3624 Donna Kay Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 23rd day of November, 2005.

John L. Bryant

Carrie Russell Bryant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, John L. Bryant and Carrie Russell Bryant, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 23rd day of November, 2005.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY