Box 5

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Jose Garcia Armendaris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12/08/05.

Notary Public

MY COMMISSION EXPIRES: 1-7-08

(AFFIX SEAL) MICHAEL TROY HALEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/05 09:48 2 pgs
Fees:13.00 Taxes:310.80
20051212-0148694

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney	1100 Kermit Dr Ste 204	Nashville, TN 37217
NAME		ADDRESS

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Garcia-Armendaris (NAME) 224 Flora Maxwell Rd. (STREET ADDRESS/ROUTE NUMBER) Nashville, TN 37211 (CITY/STATE/ZIP)	Southeast Financial F.C.U. (NAME) 444 James Robertson Pkwy. (STREET ADDRESS) Nashville, TN 37219 (CITY/STATE/ZIP)	Map 147-08-0 Parcel 234.00

FOR AND IN 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,

Hermenegildo Cardenas and wife, Ofelia Cardenas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Garcia-Armendaris, unmarried

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

LAND in Davidson County, Tennessee, being Lot No. 59, on the Plan of Section 4, Beverly Heights, of record in Plat Book 5200, page 263, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hermenegildo Cardenas and Ofelia Cardenas, husband and wife, by Warranty Deed from Tracie R. Perkins, unmarried, dated September 21, 2000, recorded September 25, 2000, of record in Instrument Number 200009250094766, in the Register's Office for Davidson County, Tennessee.

Subject to the following: all matters noted on the above referenced Plat, and to restrictions in Book 5626, page 220, Register's Office for said County, and to other easements, restrictions of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county property taxes for current year were prorated as of date of deed.

This is unimproved ( )
improved (X) property, known as 224 Flora Maxwell Road (House Number/Street) Nashville (City/Town) TN (State) 37211 (Postal Code)

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 hand s this 8th day of December, 2005.

Hermenegildo Cardenas
HERMENEGILDO CARDENAS

Ofelia Cardenas
OFELIA CARDENAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hermenegildo Cardenas and wife, Ofelia Cardenas** the bargainor(s), with whom I am personally acquainted, (or proved to me 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 at **Nashville**, **TN**, this **12/08/05**.

_____Notary Public

Commission Expires: 12/20/08

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.