WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eduardo Mendoza	NEW OWNER	Map 119
2902 Glencliff Road		Group 12
Nashville, TN 37211		Parcel 15

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

Ray Edward Ferguson, Steve Arnold Ferguson, Linda Louise Ferguson, Teresa Ann Flatt, Ricky Ferguson, Timothy Wayne Ferguson, Kathy Renee Pieratt, Jason Ferguson and Jay Ferguson, Heirs of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Eduardo Mendoza and wife, Sandra A. Mendoza
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:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Battlewood, Section One, of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Glencliff Road, being the common corner of Lots Nos. 7 and 8; thence northeastwardly 143.01 feet with the line between said lots to a point, being the common corner of Lots Nos. 7, 8, and 9; thence with the line between Lots Nos. 7 and 9, northwardly 110 feet to a point, being the common corner of Lots Nos. 7, 9, and 10; thence northwestwardly 42 feet with the line between Lots Nos. 7 and 10 to a point; being the common corner of Lots Nos. 5, 7, and 10; thence westwardly with the line between Lots Nos. 5 and 7, 26 feet to a point, being the common corner of Lots Nos. 5, 6, and 7; thence southwestwardly with the line between Lots Nos. 6 and 7, 181.68 feet to a point in the northerly margin of Glencliff Road; thence with said margin of said road eastwardly 110 feet to the point of beginning.
affidavit recorded in # 20060222-0020746 R.O.D.C.
This conveyance is subject to Restrictive Covenants of record in Book 1911, Page 67, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 31, said Register's Office.

Power of Attorney of record in Instrument 20060222-0020747, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2902 Glencliff Road, 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 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.

Davidson County DEEDWARR
Recvd: 02/22/06 12:36 5 pgs
Fees:28.00 Taxes:481.00
20060222-0020748

FILE BOX 45

Witness our hands this ~~20th~~ 16th + 17th day of February, 2006.

Estate of Katherine T. Ferguson
a/k/a Catherine Ferguson

Ray Edward Ferguson
By: Ray Edward Ferguson, Heir

Steve Arnold Ferguson
By: Steve Arnold Ferguson, Heir

Linda Louise Ferguson
By: Linda Louise Ferguson, Heir

Teresa Ann Flatt
By: Teresa Ann Flatt, Heir

Ricky Ferguson
by Teresa A Flatt
By: Ricky Ferguson, Heir
By: Teresa A. Flatt, Attorney-in-Fact

Timothy Wayne Ferguson
By: Timothy Wayne Ferguson, Heir

Kathy Renee Pieratt
By: Kathy Renee Pieratt, Heir

Jay Ferguson
By: Jay Ferguson, Heir

Jason Ferguson
By: Jason Ferguson, Heir

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Ray Edward Ferguson, Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, and as such heir, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 17th day of February, 2006.

My Commission Expires: 1/24/08

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Steve Arnold Ferguson, Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, and as such heir, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 16th day of February, 2006.

My Commission Expires: 3/3/07

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Linda Louise Ferguson, Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, and as such heir, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 16th day of February, 2006.

My Commission Expires: 3/3/07

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Teresa Ann Flatt, Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, and as such heir, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 17th day of February, 2006.

My Commission Expires: 7-19-08

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Timothy Wayne Ferguson, Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, and as such heir, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 17th day of February, 2006.

My Commission Expires: 1/26/08

Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Kathy Renee Pieratt, Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, and as such heir, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 17th day of February, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Jason Ferguson, Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, and as such heir, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 17th day of February, 2006.

My Commission Expires: 1/26/08

Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Jay Ferguson, Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, and as such heir, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 16th day of February, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named Teresa A. Flatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be the Attorney-in-Fact for Ricky Ferguson, Heir of the Estate of Katherine T. Ferguson a/k/a Catherine Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named Ricky Ferguson.

Witness my hand and official seal at office, this 17th day of February, 2006.

My Commission Expires: 7-19-08

Notary Public

KAREN SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN