SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 05/03/07 07:42 2 pgs
Fees:12.00 Taxes:0.00
20070503-0052759

(1)

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Leslie Paul Wittwer Revocable Trust, dates April 30, 2004	New Owner	Map/Parcel
		132-11-0-038.00
		07-04/12949 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Daniel Mendoza and wife, Jill Renee Mendoza as equal tenants in common,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Leslie Paul Wittwer Revocable Trust, dated April 30, 2004** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 4, Section 1, Elysian Fields, as shown on plat of record in Plat Book 1424, Page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Michael D. Sontag to Daniel Mendoza and wife, Jill Renee Mendoza, as equal tenants in common as recorded on the 3rd day of January, 2001, in Instrument No. 20010103-0001136 and Warranty Deed from William L. Martin to Daniel Mendoza, II, and wife, Jill Mendoza as recorded on the 2nd day of September, 1999 in Book 11647, page 674, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 1424, page 81, Register's Office for Davidson County, Tennessee.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 4400 Franklin Pike, Nashville, TN 37204

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $700,000.00

Sonya Sullivan
Affiant

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 30th day of April, 2007

My Commission Expires: 1-20-09

Tonja Barron
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successor and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee

simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of April, 2007.

Daniel Mendoza

Jill Renee Mendoza

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Daniel Mendoza and wife, Jill Renee Mendoza,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2007.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: **MY COMMISSION EXPIRES: September 19, 2009**