THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 28226T

Davidson County DEEDWARR
Recvd: 06/15/07 10:39 2 pgs
Fees:13.00 Taxes:296.00
20070615-0071756

MAP/GROUP/PARCEL:
148-00-0/120.01

NEW OWNER'S NAME AND ADDRESS:
LESLIE CAPPAMA
2521 Hobson Pike
Antioch TN 37013

SEND TAX BILLS TO:
OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **MARGARITA CORONA, A SINGLE WOMAN**, hereinafter called Grantor, does hereby transfer and convey unto, **LESLIE CAPPAMA, A MARRIED MAN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in the Second Civil District of Davidson County, Tennessee, being Lot Nos. 1, 2, 3, 4, and 5 on the Map of A.B. Grinstead, deceased, Subdivision of the Antioch Tract, as of record in Book 112, Pages 506 and 529, and Book 146, Page 438, and Book 3678, Page 203, Register's Office for said County, described as follows: Beginning at an interesection of the southerly line of Reeves Road and a line 40 feet northeast of and parallel with the center line of Louisvill and Nashville Railroad Company's main tract, measured on a line at right angles therewith; thence in a southeasterly direction parallel with said center line, 865 feet, more or less, to a point; thence north 37 deg. 30' east with the southeast boundary of a conveyance of February 1, 1988, from A.J. Raper to the Nashville, Chattanooga, & St. Louis Railway, recorded in Book 112, Page 504, Davidson County, records, 234.3 feet to a point; thence north 38 deg. west with the northeast lines of conveyances recorded in Book 172, Page 543, Book 147, Page 127, Book 146, Page 437 and said Book 112, Page 504, 628.8 feet more or less, to a point in said line of Reeves Road; thence south 89 deg. west with said line of Road, 304.2 feet to the point of beginning, containing 4.13 acres, more or less.

The subject property is improved property known as 4801 PAYNE ROAD, Antioch, TN 37013.

BEING the same property conveyed to Grantor herein by Decree for Redemption of record in Instrument Number 20070524-0062036, having previously been conveyed to Grantor by deed of record in Book 11152, Page 409, Register's Office for Davidson County, Tennessee.

The signature of Margarita Corona is hereby effected by the signature of her

attorney-in-fact, pursuant to the Power of Attorney, being recorded in Instrument No._____, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Margarita Acevedo By Guadalupe Acevedo Oscar Alegria, Attorney-in-fact.

MARGARITA CORONA BY GUADALUPE ACEVEDO OSCAR ALEGRIA, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY appeared before me, the undersigned authority, **MARGARITA CORONA BY GUADALUPE ACEVEDO OSCAR ALEGRIA, ATTORNEY-IN-FACT** , with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 1st day of June, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

MY COMMISSION EXPIRES: APRIL 17, 2010

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater for this transfer is $80,000.00.

AFFIANT

Sworn to and subscribed before me, this the 1st day of June, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 20, 2010