BOOK 11102 PAGE 368

PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
BRENTWOOD, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **August, 1998** between **Southern Financial, Inc.** , GRANTOR, and **Christopher D. Nieto** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Madison,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

See Attachment A hereto for legal description.

Being the same property conveyed to Southern Financial, Inc. by deed of record in Deed Book 10846, Page 750, DAVIDSON County Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

John Bruno
Signature of Seller

98 SEP -8 AM 8:09
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0484975

CORPORATE
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared John Bruno with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of Southern Financial, Inc., the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President

Witness my hand and seal, at office in BRENTWOOD, this the **31st** day of **August, 1998.**

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires 7-27-2002

Notary Public

My Commission Expires:

Name and Address of Property Owner:

Christopher D. Nieto
1216 Berwick Trail
Madison, TN 37115

Property Address:

1216 Berwick Trail
Madison, TN 37115

Person Responsible for Taxes:

SAME

Parcel #: 52-16-66

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$160,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **August, 1998.**

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires 7-27-2002

Notary Public

My Commission Expires:

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

EXHIBIT "A"

Legal Description

LAND in Davidson County, Tennessee, being a resubdivision of Marlin Meadows, Section V, Lots No. 9 and 10 of record in Book 2133, page 42, and the resubdivision of record in Book 5190, page 329, said Register's Office, more particularly described as follows:

TRACT NO. 1: BEGINNING at a concrete marker at the southerly margin of Berwick Trail, thence N 47 deg. 11' 26" West 840 feet to the bank of the Cumberland River; thence N 28 deg. 44' 51" West 205.78 feet; thence N 47 deg. 11' 26" East 420.92 feet to an iron pin; thence S 25 deg. 54' 10" East 156.37 feet; thence N 47 deg. 11' 26" East 414.55 feet to the southerly margin of Berwick Trail; thence S 42 deg. 48' 34" East 50 feet to the point of beginning and containing 2.388 acres, more or less.

TRACT NO. 2: BEGINNING at a concrete marker at the common corner of Tract No. 1 and 2; thence S 47 deg. 11' 26" West 414.55 feet to a concrete marker; thence N 25 deg. 54' 10" West 156.37 feet to an iron pin; thence N 47 deg. 11' 26" East 790 feet to the southerly margin of Berwick Trail; thence S 42 deg. 48' 34" East 149.62 feet to the point of beginning and containing 1.35 acres, more or less.

746-4 09/08 01:01 DSCHECK 607.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11102** PAGE **371**

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	160000.00
CON TX	592.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	607.00
CHECK	607.00

09/08/98 01 08:11 0001 7664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0484975

IDENTIF. # REFERENCE

98 SEP -8 AM 8:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343089