STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Jose Cerda Valdez
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of April, 2000.

Notary Public

My Commission Expires: 11.18.01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Instr:200005030044505 Page: 1 OF 2
REC'D FOR REC 05/03/2000 10:57:35AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jose Cerda-Valdez
4924 Barclay Square Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Franklin American Mortgage
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

MAP-PARCEL NUMBERS:
149-05-0-104.0

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon Anita Stone, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Jose Cerda-Valdez** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Described land situated in Davidson County, Tennessee, being Lot No. 124 on the Plan of Terragon Trails, Section One, as of record in Plat Book 4860, page 61, and as amended in Book 5066, page 836, Book 5126, page 996, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon Anita Stone, unmarried, by deed from John C. Dies, Sr., as of record in Book 8669, page 522, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4860, Page 61, amended in Book 5066, page 836, and Book 5126, page 996, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4967, Page 406, as amended in Book 5066, page 836, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4924 Barclay Square, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of April, 2000.

Sharon Anita Stone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Anita Stone, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2000.

Notary Public

11·18·01

My Commission Expires

