File: Box 13
#790

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200007100067781 Page: 1 OF 2
REC'D FOR REC 07/10/2000 8:13:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $510.60

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Gregorio Barranco
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of June, 2000.

Vicki Hazelwood
Notary Public

My Commission Expires: 5-26-02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gregorio M. Barranco
4808 Shadescrest Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Ste 400
Franklin, TN 37067

MAP-PARCEL NUMBERS:
Map/Parcel: 147-06-0-058.00

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, **Quxia M. Tucker, an unmarried woman,** hereinafter referred to as Grantor, hereby transfers and conveys to **Gregorio M. Barranco and wife, Bernardina Barranco,** 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:

Land in Davidson County being Lot No. 17 on the Plan of Battery Crest Subdivision, Section I, as of record in Plat Book 2900, page 91, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Tucker and wife, Quxia M. Tucker by deed from Leslie C. Smelser of record in Book 9439, page 343 in the Register's Office for Davidson County, Tennessee. The said Charles W. Tucker having since deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2900, Page 91, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3072, page 429 and in Book 3098, page 290 all in the Register's Office for Davidson County, Tennessee.

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

If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statue. We assume not liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.

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 4808 Shadescrest Drive, Nashville, Tennessee 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 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 21st day of June, 2000.

Quxia M Tucker by
Tisa Musgrove-Trouard
Atty in Fact

Quxia M. Tucker

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 Tisa Musgrove-Trouard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that she is the attorney-in-fact for Quxia M. Tucker and who further acknowledged that she executed the forgoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Quxia M. Tucker.

Witness my hand and official seal this 21st day of June, 2000.

Notary Public

1/18/01
My Commission Expires

DONALD R. BARR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

01989-BW