WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,800.00

Sandra S. Kramer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 4/28/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANDRA L. KRAMER (NAME)	RIGHT MORTGAGE COMPANY (NAME)	MAP 52-13-0-B
2354 BENAY ROAD (ADDRESS)	106B WEST HILLS DRIVE (ADDRESS)	PARCEL 108.00 CO
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	LEBANON, TN 37087 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CARLOS E. ACOSTA AND WIFE, ADRIANA M. ACOSTA, BY AND THROUGH CARLOS E. ACOSTA, ATTORNEY IN FACT HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA L. KRAMER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 146 on the plan of First Revision of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 1, of record in Book 9700, page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CARLOS E. ACOSTA, MARRIED, by Deed of record in Book 11417, page 348, Register's Office for Davidson County, Tennessee.

Adriana M. Acosta executes this instrument for the purpose of conveying any right, title or interest she may have in or to said property, marital or otherwise.

Carlos E. Acosta executes this instrument on behalf of Adriana M. Acosta pursuant to Limited Power of Attorney recorded simultaneously herewith.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Davidson County DEEDWARR
Recvd: 05/02/01 13:42 2pgs
Fees:11.00 Taxes:317.46

20010502-0044876

unimproved ( )
This is improved (X) property, known as 2354 BENAY ROAD, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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~~ our hand s this 27th day of April, 2001

CARLOS E. ACOSTA

ADRIANA M. ACOSTA
BY: CARLOS E. ACOSTA, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARLOS E. ACOSTA [illegible], the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 27th day of April, 2001.

Commission expires 4/28/04

Notary Public

LARRY D. CRAIG NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLOS E. ACOSTA, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney In Fact for ADRIANA M. ACOSTA and is authorized by ADRIANA M. ACOSTA to execute this instrument on her behalf.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 27th day April, 2001.

My commission expires: 4/28/04

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC DAVIDSON COUNTY, TN