Davidson County DEEDWARR
Recvd: 05/08/01 11:14 2pgs
Fees:11.00 Taxes:298.74

20010508-0047395

THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
ROBERTO FLORES 115 Dodge Drive Nashville, TN 37210	FRANKLIN AMERICAN MTG. 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	Map: 119-7 Par: 4 & 68

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,741.00.

Roberto Flores
Affiant

SUBSCRIBED AND SWORN to before me this 30th day of April, 2001.

MARY FRANCES RUDD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9-28-2002

FOR AND IN CONSIDERATION of the sum of Eighty Thousand Seven Hundred Forty One and No/100 dollars ($80,741.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT H. PINKERTON, and wife, BOBBIE D. PINKERTON, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto ROBERTO FLORES, hereinafter "GRANTEE", his heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Tract 1: Being Lot #1 of Crescent Height's Resubdivision, Part of Lot 43, shown of record in Book 5190, page 85, Register's Office, Davidson County, Tennessee, to which plat reference is made for more complete description.

Being part of the property conveyed to Robert H. Pinkerton and wife, Bobbie D. Pinkerton, by deed of record in Book 2540, page 489, Register's Office for Davidson County, Tennessee.

Tract 2: Being a .13 acre tract located on Dodge Drive listed as Parcel 68 on Map 119.03. Said tract is depicted on a map of record in Book 2135, Page 21, Register's Office, Davidson County, Tennessee, which describes the tract as follows: Beginning at a a point, thence South 51 degrees 18 minutes West 218.9 feet to a point, thence with a curve Northeasterly direction 199.68 feet; thence with a curve with a radius of 20 degrees, 31.4 feet to the point of beginning.

Being the same property conveyed to Robert H. Pinkerton and wife, Bobbie D. Pinkerton, by quitclaim deed of record in Book 9670, Page 281, Register's Office for Davidson County, Tennessee.

Both said properties are subject to the following:

1. 2001 property taxes, a lien but not yet due and payable.

2. All matters shown on Plat of record in Book 2331, page 106, Register's Office for Davidson County, Tennessee.

3. An Easement for Sanitary Sewer and Storm Drainage of record in Book 4346, Pages 534 & 543, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters shown above.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS our hands this 30 day of April, 2001.

Robt. H. Pinkerton Jr.
ROBERT H. PINKERTON

Bobbie D. Pinkerton
BOBBIE D. PINKERTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. WARNER REYNOLDS, III, of said county, ROBERT H. PINKERTON, and wife, BOBBIE D. PINKERTON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand, this 30th day of April, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TN

My Commission Expires:

11/24/01