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Realty
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Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

R. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Affiant

Subscribed and sworn to before me, this 4th day of June, 2001.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Rosa Barreto	Franklin American Mortgage	119-02-041
200 Garwood	501 Corporate Centre Drive, #400	
Nashville TN 37210	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eric G. Lautenbach, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rosa Barreto and Rafael J. Cardona, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Map of Cunningham Heights, of record in Book 2331, Page 76, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Eric G. Lautenbach, unmarried by deed from Heirs of the Beatrice Johnson by attorney in fact, William R. Hughey, dated 6/28/96 and recorded 7/1/96 in Book 10114, page 702, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 200 Garwood, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of June, 2001.

Eric G. Lautenbach

Davidson County DEEDWARR
Recvd: 06/14/01 08:58 2pgs
Fees:11.00 Taxes:303.40

20010614-0062669

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eric G. Lautenbach with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 4th day of June, 2001.

Notary Public

My Commission expires

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005