WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of July, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/17/02

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/31/01 15:37 2pgs
Fees:13.00 Taxes:295.63
20010731-0081141

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. Flores and Roxana Flores	Transland Financial Services	091-11-0-334.00
(NAME)	(NAME)	
5211 Indiana Avenue,	2700 Westhall Lane, Suite 210	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Maitland, FL 32751	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alfred Jackson, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **George A. Flores and wife, Roxana Flores** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 1122 and 1124, of Block No. 158, Plan No. 1 West Nashville, according to the plat thereof, recorded in Plat Book 57, Pages 74 and 75 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Alfred Jackson by Quitclaim Deed of record in Instrument No. 2001011300009219, Register's Office of Davidson, Tennessee. (Further source of title of record in Book 10279, page 395, said Register's Office.)

Subject to any and all matters as shown on plat of record in Plat Book 57, page 74 and 75; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 5211 Indiana Avenue, Nashville TN 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 30th Day of July, 2001.

ALFRED JACKSON

by Albert Regen, attorney in fact

Alfred Jackson
By: Albert Regen, his attorney in fact

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

On this the 31st day of July, 2001, before me personally appeared Albert Regen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Authorized Agent by Power of Attorney for Albert Jackson, and is authorized to execute this instrument, by virtue of an instrument of record in Instrument No. _____.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 31st day of July, 2001.

NOTARY PUBLIC

CONNIE R. GILL
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

My Commission Expires: 11/17/02