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Davidson County DEEDWARR
Recvd: 10/02/01 16:04 3pgs
Fees:18.00 Taxes:414.40

20011002-0106750

Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville TN 37211
615-777-2011

2317

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Jesus M. Magallanes, et al 617 Tuscarora Court Antioch, Tennessee 37013	TRANSLAND Financial 640 Spence Lane, ST. 104 NASHVILLE, TN 37217	Map 132-03-0 Parcel 301.00

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 **26B**

10815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Kelly J. Holmes now known as Kelly J. Holmes Pegram (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, Jesus Magallanes, an unmarried person, Claudia Hernandez, unmarried, and Ruperto M. Magallanes, married (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 153 on the Plan of Haywood Hills, Section Three of record in Plat Book 4460, pages 164 and 165, 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 Kelly J. Holmes, unmarried by Warranty Deed from Deborah Rucker, unmarried, of record in Book 11099, page 928, said Register's Office for Davidson County, Tennessee.

Kelly J. Holmes and Kelly J. Holmes Pegram are one and the same person.

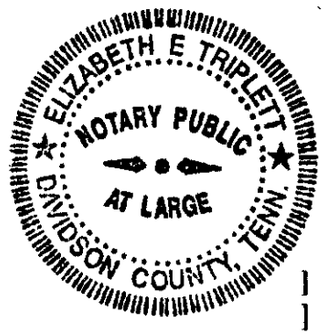
Christopher Pegram husband of Kelly J. Holmes Pegram joins in this conveyance to convey any interest he may have, particularly any marital interest.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 2001 and subsequent years.
2. Plan of record in Plat Book 4460, pages 164-165, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 617 Tuscararo Court, Antioch, Tennessee 37013.



[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $112,000.00.
[
[
[Subscribed and sworn to before me this
[18 day of September, 2001.
[
[
[
[My Commission Expires: 5/20/02

Judi J. Clayton
Affiant

Elizabeth E. Triplett
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13TH day of September, 2001.

Kelly J. Holmes Pegram

Christopher Pegram

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 18 day of September, 2001, before me personally appeared Kelly J. Holmes Pegram and husband, Christopher Pegram, to me known to be the person who and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of September, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.