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Davidson County DEEDWARR
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Fees:13.00 Taxes:446.07
20011025-0116895

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,560.00.

Linda Jo Clayton
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of October, 2001.

Elizabeth L. Blanton
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Abelardo Calderon
2100 Crystal Drive
Nashville, Tennessee 37210

SEND TAX BILLS TO:
~~NEW OWNER~~
Transland Financial Services, Inc
2700 Westhall Lane, Ste 210
Maitland, FL 32751-7294

MAP-PARCEL NUMBERS:
Map/Parcel 095-140-002.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth L. Blanton, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Abelardo Calderon, unmarried,** hereinafter referred to as Grantee, his heirs 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. 170 on the Plan of Elm Hill Acres, Section No. 1, of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth L. Blanton by deed from Mark S. Fries and Yvonne Fries, husband and wife, of record in Book 10504, Page 933, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2442, Page 464, Register's Office for Davidson County, Tennessee.

Subject to an Easement of record in Book 980, Page 352, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorata share thereof to GRANTOR who will be responsible for payment of said taxes.

This is improved property known as 2100 Crystal Drive, Nashville, Tennessee 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 **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 19th day of October, 2001.

Elizabeth L. Blanton by Linda Taylor attorney in fact

Elizabeth L. Blanton *by Linda Taylor, her attorney-in-fact*

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Taylor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the attorney-in-fact for Elizabeth L. Blanton and who further acknowledged that she executed the forgoing instrument for the purposes therein contained by signing her ~~name~~ as the attorney-in-fact.

Witness my hand and official seal this 19th day of October, 2001.

Notary Public

My Commission Expires: 11-18-01



04112-BP