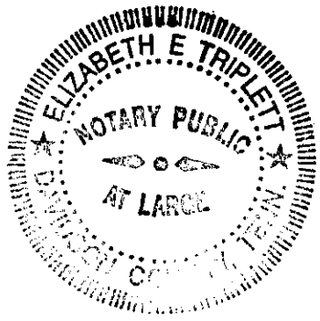
#3211

WARRANTY DEED



Return to:
Box 13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES: 5/26/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Luis Lazo Umana (NAME)	Transland Financial Services, Inc (NAME)	MAP 061-07
1111 Richmond Drive (ADDRESS)	2700 Westhall Lane, Ste 210 (ADDRESS)	PARCEL 075
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Maitland, FL 32751-7294 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert Eugene Spears and Eva Myrtlene Spears, Both Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Luis Lazo Umana and Margarite E. Lazo (wife)

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 6 on the Plan of King's Subdivision, Section No. 1, as of record in Book 1130, Page 94, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Robert Eugene Spears and Eva Myrtlene Spears by Warranty Deed from Ercie C. Spears of record in Book 4745, page 97, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 03/06/02 16:06 2pgs
Fees:13.00 Taxes:447.70

20020306-0028406

This is improved (X) unimproved ( ) property, known as 1111 Richmond Drive, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 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 our hand s this 1st day of March, 2002

Robert Eugene Spears
Robert Eugene Spears

Eva Myrtlene Spears
Eva Myrtlene Spears

File No.: 3011

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of King's Subdivision Section 1 of record in Plat Book 1130, Page 94, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.