WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cole Family Partners, LP	SAME	MAP 43-13 PAR. 89
(NAME)	(NAME)	
326 E. Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(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, I, Estrella P. Acosta, a single woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cole Family Partners, LP, HEREINAFTER CALLED THE GRANTEE, ITS 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. 2, Block "C" of Forest Park Subdivision, at Madison, Tennessee, of record in Book 343, page 44, R.O.D.C., TN; and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, as follows:
BEGINNING at an iron pin set in the southerly margin of Old Hickory Boulevard (30' from the centerline) being the northwest corner of this tract and also being the northeast corner of the Gary B. Harris property of record in Book 6255, page 229, R.O.D.C., TN; thence with the margin of said Boulevard N 81 deg. 30' 00" E 50.00 feet to an iron pin set; thence S 07 deg. 16' 30" E 150.58 feet to a set iron pin; thence S 81 deg. 30' 00" W 51.00 feet to a set iron pin; thence N 06 deg. 53' 35" W 150.61 feet to the point of beginning, containing 0.17 acres, more or less.

Being the same property conveyed to Estrella P. Acosta by quitclaim deed from Paulo O. Acosta of record in Book 9933, page 318, and originally by deed of record in Book 6490, page 963, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 306 East Old Hickory Boulevard, Madison, TN 37115
(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 my hand this 6th day of May, 2002

Estrella P. Acosta

Davidson County DEEDWARR
Recvd: 05/09/02 09:38 2pgs
Fees:13.00 Taxes:259.00

20020509-0057152

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Estrella P. Acosta, a single woman the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 5/6/2002.

Commission expires:

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004