Davidson County DEEDWARR
Recvd: 05/15/02 14:50 2pgs
Fees:13.00 Taxes:481.00

20020515-0059827

Prepared by: Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

Seller: Rompot 4038469
Order No.: 13966

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Jose Tardaguila (Name)	First Franklin Financial Corp (Name)
613 Lake Terrace Dr. (Street Address or Route Number)	2727 Paces Ferry Rd Ste 380 (Street Address)
Nashville, Tennessee 37217 (City) (State) (Zip)	Atlanta, GA 30339 (City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to Kurt A. Rompot and wife, Laura R. Rompot (hereinafter referred to as Grantor, whether one or more) by
Jose Tardaguila and wife, Deborah Tardaguila
(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

Being Lot No. 146, on the Plan of Castlegate, Section One, of record in Plat Book 4460, Page 115, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kurt A. Rompot, married by deed from Randall E. Bullard and wife, Tracy Bullard of record in Instrument Number 200004190039375, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 136-14-68

Unimproved ( )
This is improved (x) property, known as 613 Lake Terrace Dr. (House Number) (Street) (P.O. Address)

Nashville (City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of April, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kurt A. Rompot

Kurt A. Rompot

Laura R. Rompot

Laura R. Rompot

STATE OF Iowa

COUNTY OF Linn

Personally appeared before me, ~~Kurt Rompot~~ Lori Frommelt, a Notary Public in and for said County and State, Kurt A. Rompot, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Commercial Federal Bank, _____, this 20th day of April, 2002

Lori Frommelt
Notary Public

My Commission Expires:

LORI J. FROMMELT
MY COMMISSION EXPIRES
6-20-02

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, Laura R Rompot, a Notary Public in and for said County and State, Laura R. Rompot, the within named bargainor, with whom I am personally acquainted (or proven to me 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 at Lavergne, TN, _____, this 19 day of April, 2002

Thomas E Pugh
Notary Public

My Commission Expires: 10/21/2005

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 130,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 10th day of May, 2002.

Katherine W Buford
Notary Public

My Commission Expires: 11-26-05

(Affix Seal)

KATHERINE W. BUFORD
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE