WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/02 15:53 2pgs
Fees:12.99 Taxes:414.40

20020605-0068480

02B-6884

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant Chris Thompson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2002

Notary Public KATHLEEN DuPILKA

MY COMMISSION EXPIRES: January 28, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213-A Ward Circle, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Harbin (NAME)	Franklin American Mortgage (NAME)	176-5B-59
116 Firelight Court (ADDRESS)	501 Corporate Centre Dr. Ste 400 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, Javier A. Rivera-Lopez, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney Harbin, An Unmarried Person

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:

LAND in Davidson County, Tennessee, being Lot No. 154 on the Plan of Hickory Woods, Section C, of record in Plat Book 6900, Page 885, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING THE SAME PROPERTY conveyed to Javier A. Rivera-Lopez, married by deed from John B. Tietien, unmarried, and Christine Hammerman, unmarried of record in Book 11296, Page 56, in the aforesaid Register's Office.

Wanda I. Rivera-Lopez, spouse of Javier A. Rivera-Lopez, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of the marriage.

THIS CONVEYANCE IS SUBJECT TO Declaration of Covenants, Conditions and Restrictions for Hickory Woods as of record in Book 7823, Page 857, as amended in Book 7857, Page 94, in Book 7876, Page 75, in Book 9616, Page 470, in Book 9616, Page 477, in Book 9678, Page 187, and in Book 9764, Page 44, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002, easements and restrictions of record.

Tom Barton executes this instrument as Attorney-in-Fact on behalf of Javier A. Rivera-Lopez, pursuant to the Power of Attorney recorded in Instrument # 20020605-0068478, Register's Office for Davidson County, TN.

CONTINUED

unimproved ( )
This is improved (X) property, known as 116 Firelight Court, Antioch, TN 37013
(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 28th day of May, 2002

Javier A. Rivera-Lopez
By: Tom Barton
Tom Barton, Attorney-in-fact

Wanda I. Rivera-Lopez
By: Wanda I. Rivera-Lopez
Tom Barton, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this May 28, 2002, before me personally appeared Tom Barton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Javier A. Rivera-Lopez as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of said Javier A. Rivera-Lopez, by virtue of a Power of Attorney of record in Instrument No. _____, Register's Office for said County.

Witness my hand and official seal at office, this May 28, 2002.

_____
Notary Public

My Commission expires: January 26, 2004

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

On this May 28, 2002, before me personally appeared Tom Barton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Wanda I. Rivera-Lopez as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of said Wanda I. Rivera-Lopez, by virtue of a Power of Attorney of record in Instrument No. _____, Register's Office for said County.

Witness my hand and official seal at office, this May 28, 2002.

_____
Notary Public

My Commission expires: January 26, 2004

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

Tom Barton executes this instrument as Attorney-in-Fact on behalf of Wanda I. Rivera-Lopez, pursuant to the Power of Attorney recorded in Instrument # 20020605-0068479, Register's Office for Davidson County, TN.