STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

30th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES 5-28-2003

WENDY L. CALDWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/05/02 15:16 2pgs
Fees:13.00 Taxes:294.15

20020805-0093925

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Domitlla Rodriguez, a single man
(NAME)

125 Becker Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Old Hickory, Tennessee 37138
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
Franklin American Mortgage
(NAME)

501 Corporate Centre Dr.
(STREET ADDRESS)

Franklin TN 37067
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
53-12-39

FOR AND IN 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, Brian E. Elsten and Stephanie L. Elsten, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Domitlla Rodriguez, a single man, 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 the rear Northerly Part of Lots 19 and 20, Block C, on Subdivision Map No. 3 of Life & Casualty Insurance Company's Property at Old Hickory, Tennessee of record in Plant Book 974, Page 11, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEGINNING at a point in the northeasterly margin of Becker Avenue, 64.4 feet northwesterly from the northerly margin of Park Circle; thence with the northeasterly margin of Becker Avenue, northwesterly 60 feet to the common corner of Lots 18 and 19; thence with the line between Lots 18 and 19 and 20, northeasterly 116.6 feet to a corner of Lots 21; thence with the line between Lots 20 and 21; southeasterly 60 feet to a point; thence southwesterly parallel to the southwesterly line of Lot 18, 116.6 feet to the point of beginning.

Being the same property conveyed to Brian E. Elsten and Stephanie L. Elsten, husband and wife, by Deed of Record as Instrument # 200107260079235, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 125 Becker Avenue, Old Hickory, TN 37138.

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. Whenever 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/our hand(s) this 30th day of July, 2002.

Brian E. Elsten

Stephanie L. Elsten

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Brian E. Elsten and Stephanie L. Elsten, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 30th day of July, 2002.

Commission expires 11/26/04

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 2002.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 2002.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282