STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2002.

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN
My Commission Expires July 26, 2003

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/08/02 13:41 2pgs
Fees:13.00 Taxes:695.60
20020808-0095743

ADDRESS NEW OWNER(S) AS FOLLOWS:
Luis A. Ascencio and Dalia I. Ascencio
4813 Overcrest Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
America's Wholesale Lender
750 Old Hickory Blvd. Ste. 180
Brentwood, TN. 37027

MAP-PARCEL NUMBERS:
147-060-085.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Shadburne and wife, Julie A. Shadburne** hereinafter referred to as Grantors, hereby transfers and conveys to **Luis A. Ascencio and wife, Dalia I. Ascencio** hereinafter referred to as 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. 29 on the Plan of Caldwell Hall, Section I Revised, of record in Plat Book 2900, pages 57, 58 & 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Shadburne and wife, Julie A. Shadburne by Warranty Deed from John Gregson and wife, Mary C. Gregson, Trustees of record in Book 11178, Page 573, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2900, Page 57-59, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4813 Overcrest Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of July, 2002.

James E. Shadburne

Julie A. Shadburne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Shadburne and wife, and Julie A. Shadburne, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCAMIE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

05878-BP