Prepared By & Return To:
Charles E. Reed
Attorney at Law
2201 Murfreesboro Drive, A-100
Nashville, TN 37217

CHARLES E. REED NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

JOSE V. MAGALLANES
Affiant

Subscribed and sworn to before me, this 31st day of July, 2002

Notary Public
My commission expires: 03/19/2006

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel
Jose V. Magallanes 317 Bart Drive Antioch, TN 37013	NEW OWNER	162/03/156.00

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Franklin D. Alvarez and wife, Glenda Reyes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose V. Magallanes and wife, Silvia J. Magallanes, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 276 on the Plan of Antioch Park, Section 5, of record in Plat Book 4460, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Franklin D. Alvarez and wife, Glenda Reyes, by Deed of record as Instrument 20020328-0038428, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2002 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of Antioch Park, Section 5, of record in Plat Book 4460, page 58, Register's Office for Davidson County, Tennessee.
3. Restrictions and Easements of record at Book 4562, page 949, Register's Office for Davidson County, and all other matters of record.

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. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/13/02 08:08 2pgs
Fees:13.00 Taxes:425.50
20020813-0097483

This property is improved property known as: 317 Bart Drive, Antioch, TN 37013.

WITNESS my hand this 31st day of July, 2002.

Franklin D. Alvarez
Franklin D. Alvarez

Glenda Reyes
Glenda Reyes

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 Franklin D. Alvarez and Glenda Reyes, the bargainors, 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 at Nashville, Tennessee, this 31st day of July, 2002.

Notary Public

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

My Commission expires: 03/19/2006