WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/02 09:19 2pgs
Fees:13.00 Taxes:307.10

20021015-0126446

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$83,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of October, 2002

Notary Public

My Commission expires: 2/3/06

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Aril Sandoval	Franklin American Mortgage	71-4-123
2529 Flamingo Drive	501 Corporation Centre Drive, Suite 400	
Nashville, TN 37207	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Trenton Langton, unmarried**, hereinafter called the GRANTOR, has bargained and sold and does hereby bargain, sell, convey and confirm unto **Aril Sandoval and Jonathan Sandoval, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 357 on the plan of Joywood Heights, Section 11-A, of record in Book 1424, page 20, Register's Office for Davidson, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Trenton Langton, unmarried, by deed from Pamela J. Willimason, unmarried, of record in Instrument Number ~~20027030079961~~, Register's Office for Davidson, Tennessee.
20020703000 79961

The property is subject to the following:

Subject to all matters as shown on the Plan of record in Book 1424, page 20, Register's Office Davidson County, Tennessee.

This is improved property known as: **2529 Flamingo Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this October 4, 2002.

Trenton Langton

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Trenton Langton, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 4, 2002

My commission expires 8/20/06

Notary Public

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.