STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00.

X. Jose Guadalupe Mancilla Rubio
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of October, 2002.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

MAR. 27, 2005

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: 10/29/02 10:16 2pgs
Fees:13.00 Taxes:451.03
20021029-0132181

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jose Guadalupe Mancilla Rubio and Linda Armida Uvences Arang
3361 Towneship Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
RBC Centura
P.O. Box 948
Rocky Mount, NC. 27802

MAP-PARCEL NUMBERS:
Map & Parcel: 150-11-162

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, **Phillip Allen Durham and wife, Annette M. Durham** hereinafter referred to as Grantors, hereby transfers and conveys to **Jose Guadalupe Mancilla Rubio and Linda Armida Uvences Arang** 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. 196, on the plan of Resubdivision of Lots 193, 194, 195, and 196, Section Three, Towne Village of the Country, as shown on plat of record in Plat Book 5800, Page 340, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Phil A. Durham and wife, Annette M. Durham by deed from NEC, Inc., a Tennessee corporation of record at Instrument No. 200005260052779, said Register's Office, dated May 27, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5800, Page 340, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5635, Page 545, Register's Office for Davidson County, Tennessee.

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 currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3361 Towneship Road, Antioch, Tennessee 37013.

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 25th day of October, 2002.

Phillip Allen Durham

Phillip Allen Durham

Annette M. Durham

Annette M. Durham

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 Phillip Allen Durham and wife, and Annette M. Durham, 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 25th day of October, 2002.

Notary Public

My Commission Expires: _____

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005