Box 1

NOTARY PUBLIC AT LARGE TENN. AFFORD CO.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edgar Mauricio Flores and Ingris Burvea	Flagstar	Map: 148-7-37
(NAME) 227 Overby Drive	(NAME) 25 Century Blvd. Suite 508	
(ADDRESS) Antioch TN 37013	(ADDRESS) Nashville TN, 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WILLIAM ANSEL MANGRUM AND WIFE, MERRY C. MANGRUM, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto EDGAR MAURICIO FLORES AND INGRIS BURVEA, HUSBAND AND WIFE 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 all of Lot No. 875, on the plan of Section Eight, Cherokee Hills, as shown by plat appearing of record in Plat Book 3700, Page 154, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William Ansel Mangrum and wife, Merry C. Mangrum by Warranty Deed of record in Book 4348, Page 53, said Register's Office.

This conveyance is subject to the following:
Restrictions of record in Book 3375, page 381, Book 4198, page 609 and in Book 4518, page 495; and, any and all matters as shown on plat of record in Plat Book 3700, page 154; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 227 Overby Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 31st day of October, 2002.

William Ansel Mangrum

Merry C. Mangrum

Davidson County DEEDWARR
Recvd: 11/04/02 09:08 2pgs
Fees:13.00 Taxes:443.63

20021104-0134755

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Merry Mangrum and Husband William Ansel Mangrum who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5/15/04

(SEAL)

REBECCA A. DODSON
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217