Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2021301

Davidson County DEEDWARR
Recvd: 11/04/02 10:41 2pgs
Fees:13.00 Taxes:843.60
20021104-0134840

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erich M. Lara Socarras and wife, Wilma Pineda** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Jason Kristof and wife, Beth Kristof** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 17 on the Plan of Devon Glen, Phase II, as of record in Plat Book 7900, page 562, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Erich M. Lara Socarras from James M. Ash and wife, Kelley B. Ash by Warranty Deed dated September 28,2001 and recorded October 9, 2001 in Instrument # 200110090109842, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters of record on plat in Plat Book 7900, page 562, Register's Office for Davidson County.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 31 day of October, 2002.

Erich M. Lara Socarras

Wilma Pineda by POA Erich Lara

Wilma Pineda by POA Erich Lara

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Erich M. Lara Socarras and Wilma Pineda (POA by Erich Lara)** 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 foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 31 day of October, 2002

Notary Public

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires JUN 28, 2003

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $228,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31 day of October, 2002.

Notary Public

My Commission Expires: _____

APRIL G. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

My Commission Expires JUN 27, 2003

MAP AND PARCEL NUMBERS: 142-16-O-C-51.00CO

ADDRESS NEW OWNER:
Jason and Beth Kristof
100 Glenway Court
Nashville, TN 37221

SEND TAX BILLS TO THE SAME ADDRESS
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067