Davidson County DEEDWARR
Recvd: 01/02/03 09:08 2pgs
Fees:13.00 Taxes:333.00

20030102-0000132

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of December, 2002.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: AUGUST 25, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Pablo Alas
2818 Foster Avenue
Nashville, Tennessee 37210

SEND TAX BILLS TO:
Pablo Alas

MAP-PARCEL NUMBER
119-090-193.00

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, **Bobby Blackburn** hereinafter referred to as Grantors, hereby transfers and conveys to **Pablo Alas** 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. 24 on the Map of Parkway Subdivision, as of record in Book 974, Page 62, Register's Office for said County.

SAID Lot No. 24 fronts 50 feet on the easterly side of Foster Avenue, formerly Akin Avenue, and runs back between lines from the margin of said Avenue as new widened, 158.7 feet on the north line and 155.4 feet on the south line to a dead line on which it measures 50 feet.

Being the same property conveyed to Bobby Blackburn by Quitclaim Deed from Katherine Brown Williams of record in Book 7472, Page 512, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Katherine Urline Brown Cole by deed from Robert P. Cole of record in Book 3027, Page 635, Register's Office for Davidson County, Tennessee.

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 974, Page 62, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1852, Page 21, 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 2818 Foster Avenue, Nashville, Tennessee 37210.

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 16th day of December, 2002.

Bobby Blackburn

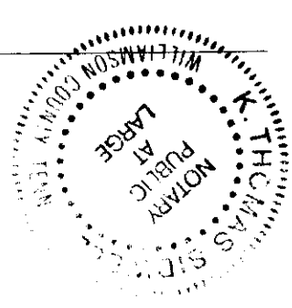
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Blackburn, 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 16th day of December, 2002.

Notary Public

My Commission Expires: 11/2/05



07057-BP