Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00 . Affiant SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2002. Notary Public (Affix Seal) My Commission Expires: 7/17/06

LOVELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-02K1237

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Luis Alanso Duran and Marcos Peraza-Tabora	New Owner	150-11-185
3245 Town Village Drive		
Antioch, Tennessee 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WALTER S. BENNETT AND WIFE, JOAN M. BENNETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LUIS ALANSO DURAN AND MARCOS PERAZA-TABORA, hereinafter called the Grantee(s), their heirs and assigns, that 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. 304 on the Plan of Towne Village of the Country, Section 4-A of record in Plat Book 6250, page 20 and 21, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Walter S. Bennett and wife, Joan M. Bennett by Deed from Cynthia M. Eldridge and husband, Charles W. Eldridge of record in Book 8016, page 56 and Re-Recorded in Book 8027, page 95, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **3245 Town Village Drive, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this **27th** day of **November, 2002**:

Walter S. Bennett

Joan M. Bennett

Davidson County DEEDWARR
Recvd: 01/02/03 10:28 1pgs
Fees:13.00 Taxes:412.55
20030102-0000222

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 WALTER S. BENNETT AND JOAN M. BENNETT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 27th day of November, 2002.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 7/17/06