After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

03TN00786

Davidson County DEEDWARR
Recvd: 03/10/03 15:12 2pgs
Fees:13.00 Taxes:313.37

20030310-0031313

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 119-06-0-099.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Volunteer Trust Mtg.	Brandy Moreno	Volunteer Trust Mortgage
301 S. Perimeter Park	93 Lutie St.	301 S. Perimeter Park Dr.
Nashville, TN 37211	Nashville, TN 37210	Nashville, TN 37211

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, GEORGE A. TEMPLE and SHARON K. TEMPLE, husband and wife, have bargained and sold and by these presents do transfer and convey unto BRANDY MORENO, a married person, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Sterling Subdivision, Section 1, of record in Plat Book 1424, page 97, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to George A. Temple and wife, Sharon K. Temple by deed from Maria C. James, of record in Instrument 20020619-0074007, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2003 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Sterling Subdivision, Section 1, of record in Plat Book 1424, page 97, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 27th day of February, 2003.

GEORGE A. TEMPLE

SHARON K. TEMPLE

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 GEORGE A. TEMPLE and SHARON K. TEMPLE, husband and wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 27th day of February, 2003.

My Commission Expires:
July 20, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $84,694.00.

Affiant

Sworn to and subscribed before me on this the 27th day of February, 2003.

My Commission Expires:

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

GAIL C. VICTORY
NOTARY
My Commission Exp