This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040071

Return to:
Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

Send Tax Bills To:
Franklin American Mortgage Co.
501 Corporate Centre Dr., Ste. 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 03/31/04 15:43 2pgs
Fees:13.00 Taxes:388.50

20040331-0036517

New Owner is:
Jose Calderon
108 Bess Court
Antioch, TN 37013

MAP: 162-06
PARCEL: 372.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Edgar Calderon and wife, Elizabeth Calderon and Romeo Calderon**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jose Calderon, Married** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Lot No. 81 the Plan of Re-Sub Lots 80-81 on the plan of Re-sub of Lots 76-81, Bess Estates, Section 2, or record in Book 5060, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 81 fronts 97.02 feet on the northerly margin of Bess Court South and extends back 108.45 feet on the easterly line and 117.68 feet on the westerly line to a dead line in the rear, measuring 86.84 feet thereon.

Being the same property conveyed to Edgar Calderon and wife, Romeo Calderon by Warranty Deed from Dawn'e Gordon Stuto dated 05/22/02, recorded 05/29/02, in Instrument No. 200205290065056, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of March, 2004.

GRANTOR:

Edgar R Calderon

Edgar Calderon

Elizabeth Calderon

Elizabeth Calderon

Romeo Calderon

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Edgar Calderon and wife, Elizabeth Calderon and Romeo Calderon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of March, 2004.

Melissa L. Collins
Notary Public

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Heather M. Moore
Affiant

SWORN TO and subscribed before me this 17th day of March, 2004.

Melissa L. Collins
NOTARY PUBLIC

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

My commission expires:
3/24/04