RETURN TO:

TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,000.00.

Subscribed and sworn to before me, this 30th day of November, 2001.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Affiant

Notary Public

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/01 13:00 2pgs
Fees:13.00 Taxes:329.30

20011213-0137787

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TENNESSEE 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
CHAD K. SLAGLE and wife, JENNY SLAGLE 199 MANCHESTER AVENUE NASHVILLE, TN 37206 MAP & PARCEL NO. 083-06-0/118.00	MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS LANE KNOXVILLE, TN 37923

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PETER BAVETTA and wife, ANGELA BAVETTA,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

CHAD K. SLAGLE and wife, JENNY SLAGLE,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

Land in Davidson County, Tennessee being the southerly one-half of Lot No. 45 and the northerly 10 feet of Lot No. 46 on the map of Beaumont Place, as of record in Book 332, page 38, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Manchester Ave., 50 feet southerly from the northeast corner of said Lot No. 45; thence with the westerly margin of said Manchester Ave., southwardly 60 feet to a point; thence westwardly parallel with the line between Lots 45 and 46, 75 feet, more or less, to a point in the easterly margin of an alley; thence with the easterly margin of said alley, the northerly 66 feet, more or less, to a point, 55 feet southerly from the northwesterly corner of said Lot No. 45; thence easterly 97 feet, more or less to the beginning.

Being the same property conveyed to Peter Bavetta, a married man, by Special Warranty Deed from Bankers Trust Company of California, N.A. dated March 9, 2001of record as Instrument No. 20010330-0030641 and re-recorded in Instrument No. 20010517-0051209, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2001, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 38; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 199 MANCHESTER AVE., NASHVILLE, TN 37206

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE 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 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 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 30TH DAY OF NOVEMBER, 2001.

PETER BAVETTA

ANGELA BAVETTA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2001, before me personally appeared Peter Bavetta and wife, Angela Bavetta, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

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WARRANTY DEED

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