Davidson County DEEDWARR
Recvd: 02/12/02 11:26 2pgs
Fees:13.00 Taxes:814.00

20020212-0018453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~10/22/05~~ 12-8-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfredo Cambronero and wife, Ginette Cambronero	PMG Mortgage, Inc.	Map: 155-7-A-47
(NAME) 549 Cold Stream Place	(NAME) 7220 W./ Jefferson Ave., Ste 100	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS) Lakewood, CO 80235	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, RONALD SERVIDIO AND WIFE TONYA A. SERVIDIO, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto ALFREDO CAMBRONERO AND WIFE, GINETTE CAMBRONERO, hereinafter called the GRANTEE(S), 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. 58 on the plan of Revision No. 1 of Poplar Creek Estates, Phase V, Section "A" Subdivision, (The Highlands of Allens Green) of record in Plat Book 9700, page 784, a revision of Plat Book 9700, page 390, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald Servidio and wife, Tonya A. Servidio of record in Book 10795, page 645, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Declaration of Covenants, Conditions and Restrictions of record in Book 9742, page 824 and Book 10425, page 93; Charter for Homeowner's Association in Book 7120, page 125; Easement for public water lines in Book 4817, page 784; Charter for Highlands of Allens Green in Book 10480, page 807; Right of way easements in Book 8126, page 385; agreement for dedication of public utilities easement in Book 9024, page 486; and any and all matters shown on the plan of record in Plat Book 9700, page 390, as revised in Book 9700, page 784, all of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 549 Cold Stream Place, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this 8th day of February, 2002.

Ronald Servidio

Tonya A. Servidio

STATE OF Tennessee

COUNTY OF Williamson

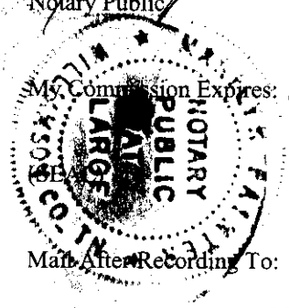
Before me, the undersigned Notary Public, personally appeared Ronald Servido and wife, Tanya Servido who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of February, 2002.

Marilyn Lamb

Notary Public

My Commission Expires: 2-13-05



Mail After Recording To:

Southern Title Services, LLC
198 East Main Street, Suite 201
Franklin, TN 37064