THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 18692

Davidson County DEEDWARR
Recvd: 02/12/02 15:30 3pgs
Fees:18.00 Taxes:1221.00

20020212-0018728

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Subscribed and sworn to before me, this 31th day of January, 2002.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. PETER A. HAYDEN 770 Peach Orchard Drive Nashville, Tennessee 37204	Same	MAP 132-15 PAR 66 FB OH25137

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ALBERTO LUIS PENA AND WIFE, MARLA CHURA PENA ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PETER A. HAYDEN AND WIFE, KAREN W. HAYDEN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 770 Peach Orchard Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2002.

ALBERTO LUIS PENA

MARLA CHURA PENA
BY ALBERTO LUIS PENA,
ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING
RECORDED SIMULTANEOUSLY HEREWITH
20020212-0018727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ALBERTO LUIS PENA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2002.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ALBERTO LUIS PENA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he is the Attorney-in-Fact for the said MARLA CHURA PENA and is authorized by the said MARLA CHURA PENA to execute this instrument on her behalf. (See Power of Attorney recorded simultaneously herewith)

Witness my hand, at office, this 31st day of January, 2002.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Peach Orchard Hill, as of record in Plat Book 6250, page 728, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Alberto Luis Pena and wife, Marla Churla Pena by deed from Rodney J. Tiedt, unmarried appearing as Instrument No. 200003020020664, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6701, page 618, Book 8102, page 836, Book 8118, page 383; (3) Charter of record in Book 8132, page 656; (4) Easements of record in Book 7593, page 539, Book 7593, page 580, Book 10501, page 199; (5) Easement agreement of record in Book 8113, page 989 and (6) All matters appearing on the Plan of record in Plat Book 6250, page 728, said Register's Office.