RECORD & RETURN TO:
FILE BOX 36 if Davidson County
#17979

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/02 15:59 2pgs
Fees:13.00 Taxes:277.50

20020219-0021195

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $75000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF February, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #17979

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
832 Berwick Trail Madison, TN 37115	SUNTRUST MORTGAGE, INC. P.O. BOX 57028 IRVINE, CA 92619-7028	52-6-62.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Georgia Everett, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Pedro J. Perales, married, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 23, on the Map of Madison Heights Subdivision, Section No. 1, of record in Book 1424, page 6, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 23 front 100 feet on the easterly side of Florence Avenue and runs back between lines 400 feet on the northerly line and 410 feet on the southerly line to a dead line in the rear measuring 100.9 feet thereon.

Being the same conveyed to Georgia Everett, by Warranty Deed from Deloris M. Cruzen, a widow, of record in Book 3985, page 507, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record; and
4. Matters shown on plan of record in Book 1424, page 6, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 705 Florence Circle, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 18th day of February , 2002.

Georgia Everett

Georgia Everett

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 18, 2002, , before me personally appeared Georgia Everett and to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 18th day of February, 2002.

R. W. S.

NOTARY PUBLIC

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE