PICK-UP

Map 52-5 Parcel 16.00

THIS INSTRUMENT PREPARED BY:
Accurate Title & Escrow, Inc.
175 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/25/02 10:56 2pgs
Fees:13.00 Taxes:140.60
20020425-0051048

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE is made and entered into this 26th day of March, 2002, by and between **FIRST FAMILY FINANCIAL SERVICES, INC., a division of CitiFinancial, Inc.**, hereinafter referred to as FIRST PARTY; and **PETER BAVETTA,** Married, hereinafter referred to as SECOND PARTY;

WITNESSETH:

THAT for and in consideration of the sum of Thirty Eight Thousand Dollars ($38,000.00), cash in hand paid, the receipt of which is hereby acknowledged by First Party; First Party has this day bargained, sold, aliened and conveyed, and does by these presents bargain, sell, alien and convey unto Second Party, PETER BAVETTA, in fee simple, his heirs and assigns forever, the following described real estate located in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot Number 9 of Block "E" on the Map of the Revised plan of Power and Roth Madison Park Subdivision of record in Book 843, page 7 in the Register's Office for Davidson County, Tennessee. Said Lot Number 9 fronts 50 feet on the East side of Gallavista Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to First Family Financial Services, Inc. a division of CitiFinancial, Inc., by Substitute Trustees Deed from Robert P. Ziegler, as Substitute Trustee, of record in Book 20020130, page 0013293, Register's Office, Davidson County, Tennessee.

This is improved property known as 837 Gallavista Avenue, Madison, Tn 37115

TO HAVE AND TO HOLD the above-described real estate, together with all improvements and appurtenances thereunto belonging, or in anywise appertaining unto Second Party, in fee simple, her heirs and assigns forever, with Covenant of Special Warranty of Title.

AND the part of the first part, for itself and its successors and/or assigns, does hereby covenant with the party of the second part, her heirs and assigns, that it, the party of the first part, is well seized in fee of the lands and premises aforesaid; has good right to sell and convey the same in manner and form; has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and the title to the above granted premises against all persons lawfully claiming the same from, through or under it the party of the first part will forever warrant and defend.

IN WITNESS WEREOF, the undersigned, First Family Financial Services, Inc., a division of CitiFinancial, Inc., has caused this instrument to be executed by its duly authorized officer and agent on the 15th day of March, 2002.

MAR. 14. 2002 4:17PM 6158220599 NO. 531 P. 4

FIRST FAMILY FINANCIAL SERVICES, INC.,
A division of CitiFinancial, Inc.

By: _____

Title: Lynn Effinger
Vice President

STATE OF Maryland)
COUNTY OF Anne Arundel)

Before me, a Notary Public in and for said State and county, duly commissioned and qualified, personally appeared Lynn Effing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be VP of First Family Financial Services, Inc., the within named bargainor, a Tennessee Corporation, and that _____ as such Lynn Effinger, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as VP

WITNESS my hand and official seal this the 15th day of March, 2002.

LASHUNDA SMITH NOTARY PUBLIC PRINCE GEORGE'S CO. MD

_____
NOTARY PUBLIC

My commission Expires: 6/21/05

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration for this transfer or value of the property transferred, whichever is greater is $38,000.00.

_____
Affiant

CARLA C. MARTIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Subscribed and sworn to before me this the 15th day of March, 2002.

Carla C. Martin
NOTARY PUBLIC

My commission expires: 6/7/04

Name & Address New Owner and Send Tax Statements To:
Peter Bavetta
837 Gallavista Ave
Madison, TN 37115

MAR. 14. 2002 4:18PM 6158220599 NO. 531 P. 5