Bk 34

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $64,500.00

Affiant

Subscribed and sworn to before me, this 30th of April, 2002.

Notary Public
My commission expires: 05/30/04 1-18-

MARK R. SHARBER NOTARY PUBLIC RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/03/02 13:13 2pgs
Fees:13.00 Taxes:238.65

20020503-0054668

Address of New Owner:	Send Tax Bills to:	Tax Information
Omero Aguero Rivas	Transland Financial Services, Inc.	148-14-0
4821 Gillespie Drive	640 Spence Lane, Suite 104	251.00
Antioch TN 37013	Nashville, TN 37217	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beth Ann Groody, now Piper, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Omero Aguero Rivas and wife, Nely Aguero, hereinafter called the Grantees, their successors 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. 97 on the Plan of Haywood Forest Subdivision, Section Three, of record in Book 5200, Page 245, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Beth Ann Groody, unmarried by deed from William L. Waller and wife, Penny M. Waller, dated August 26, 1994, recorded in Book 9458, Page 303, Register's Office for said County.

Subject property was not the usual residence of grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4821 Gillespie Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 April, 2002.

Beth Ann Groody Piper

Beth Ann Groody Piper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beth Ann Groody Piper, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of April, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

