Davidson County DEEDWARR
Recvd: 05/17/02 14:14 2pgs
Fees:13.00 Taxes:629.00
20020517-0060833

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00.

M.U. Brothers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of May, 2002.

Curtis Mc Lynch
Notary Public

MY COMMISSION EXPIRES: ~~05/15/04~~ 6-7-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul G. Vargas and Frances I. Vargas	Old Hickory Credit Union	Map: 97-8-47
(NAME)	(NAME)	
4213 Bayside Lane	1000 Industrial Road	Parcel:
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Old Hickory, TN. 37138	
(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, PHILIP H. IVEY AND WIFE, KATHERINE W. IVEY, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto PAUL G. VARGAS AND WIFE, FRANCES I. VARGAS, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 282 on the plan of Section 10, Lake Park, of record in Plat Book 4955, page 65, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Philip H. Ivey and wife, Katherine W. Ivey, by Warranty Deed of record in Book 10911, page 145, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 5119, page 961; Charter for Homeowner's Association in Book 4669, page 746 and Book 9949, page 538; and, any and all matters as shown on the plan of record in Plat Book 4955, page 65, all of record in the said Register's Office.

Unimproved ( )
This is improved (x) property, known as 4213 Bayside Lane, Hermitage, TN 37076
(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 covenants and binds 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 10th day of May, 2002.

Philip H. Ivey

Katherine W. Ivey

STATE OF Tennessee

COUNTY OF Davidson

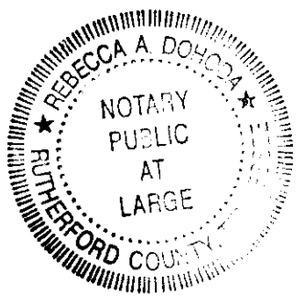
Before me, the undersigned Notary Public, personally appeared Philip H. Ivey and wife, Katherine W. Ivey who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of May, 2002.

Notary Public Rebecca A. Dohoda

My Commission Expires: 05/15/04

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217