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. 18889**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $245,500.00. Rowena Olegario Affiant Subscribed and sworn to before me, this 31st day of MAY, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Rowena Olegario 2614 Barton Avenue Nashville, TN 37212	ABN AMRO Mortgage Group 777 E. Eisenhower Plaza, Suite 700 Ann Arbor, MI 48108	MAP 104-11 PAR 161 FB 24W 7154

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, REBECCA V. SCARPATI, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROWENA OLEGARIO, UNMARRIED ("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 2614 Barton Avenue, Nashville, Tennessee 37212.

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 MAY, 2002.

Rebecca V. Scarpati

REBECCA V. SCARPATI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 06/03/02 14:05 2pgs
Fees:13.00 Taxes:908.35

20020603-0066812

EXHIBIT "A"

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 33 on the Map of Bransford Realty Company Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for Davidson County.

Said part of Lot 33 fronts 50 feet on the northerly margin of Barton Avenue and extends back between parallel lines 185 feet to an alley in the rear.

Being the same property conveyed to Rebecca V. Scarpati, unmarried by deed from James David Nave, unmarried appearing as Instrument No. 200008080078684, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Book 421, page 7, said Register's Office.