WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/02 14:43 2pgs
Fees:13.00 Taxes:362.60

20020816-0099497

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th Day of August, 2002.

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES AT LARGE
(AFFIX SEAL)

DARLENE MOORE NOTARY PUBLIC STATE AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 E. Main St. Hendersonville, TN 37075

My Commission Expires 4/4/04

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Olive	Principal Residential Mortgage	119-6-254.00
(NAME) 2701 Hartford Dr.	(NAME) 7601 Oiffice Plaza Drive, North, Suite 125	
(ADDRESS) Nashville, TN 37209	(ADDRESS) West Des Moines, IA 50266-2321	
(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, we, **Peter Bavetta**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Patricia Olive** herereinafter called the GRANTEE(S), their heirs 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 Number 25 on the Final layout for the subdivision of Hidden Acres, as of record in Book 1130, page 89, and as amended in Book 1428, page 865, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peter Bavetta by deed dated 2/24/02 from Citibank, NA, record in Instrument No. 20020312-0031238, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

THIS IS NOT THE MARTIAL RESIDENCE OF THE GRANTOR.

This is unimproved ( )
improved(X) property, known as 2701 Hartford Dr. Nashville TN 37209
(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 we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 13th Day of August, 2002.

Peter Bavetta

Angela Bavetta

STATE OF TENNESSEE)

ss

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Peter Bavetta, and Angela Bavetta who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th Day of August, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/4/04

DIANE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires 4/4/04