File Box #24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 2002

Notary Public

MY COMMISSION EXPIRES: 3-25-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/05/02 08:01 2pgs
Fees:13.00 Taxes:493.95

20020905-0107303

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hector M. Segundo (NAME)	Union Planters Bank, (NAME)	MAP 135, GP. 14A
704 Piccadilly Row (ADDRESS)	7130 Goodlett Farms Parkway (ADDRESS)	PARCEL 2.00 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Cordova, TN 38016 (CITY) (STATE) (ZIP)	2DX06727

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jennifer L. Sigler and Brenda Sue Standifer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hector M. Segundo and wife, Valerie A. Segundo

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 2, Final Plat-Phase One, Pinnacle Point Subdivision, of record in Book 6900, Page 116, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7032, Page 733, corrected and amended in Book 7065, Page 959, Book 7067, Page 739, Book 10097, Page 390, and by Instr: #20010504-0046047, and Instr: #20010504-0046048; By-Laws of record in Book 7032, Page 761; Charter of record in Book 7058, Page 234; and Deed conveying common area of record in Book 7032, Page 730, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jennifer L. Standifer and Brenda Sue Standifer by deed from Scott T. Williams and wife, Kristen Williams, of record in Book 10079, Page 369, Register's Office, Davidson County, Tennessee. Jennifer L. Standifer and Jennifer L. Sigler is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to public utility and drainage easement, and building setback lines of record in Book 6900, Page 116, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 704 Piccadilly Row, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 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 our hand s this 29th day of August 2002

Jennifer L. Sigler

Brenda Sue Standifer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Sigler and Brenda Sue Standifer

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of August 2002.

Commission expires 3-25-06

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

169, said Register's Office.

Subject to a Storm Water Detention Agreement of record in Book 7424, Page 953, and Book 10752, Page 463, said Register's Office.

Subject to all matters as shown on plat in Book 6900, Page 116, said Register's Office.