RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41189

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2002.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruben G. Perez	Mortgage Company of America	133-8-88
3425-3427 Donna Kay Drive	2416 21st Ave. South, Suite 202	
Nashville, TN, 37211	Nashville, TN 37212	

FOR AND IN 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, I/WE,

Gary Maddern and and Don Maddern and wife, Fronie Maddern

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruben G. Perez and Camerina Perez, Husband and Wife

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:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Greenwood Hills, Section 4, of record in Book 5210, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary Maddern, married, an undivided three-quarter interest, and Don Maddern and wife, Fronnie Maddern, an undivided one-quarter interest by Quitclaim Deed from Gary Maddern, married, Don Maddern and wife, Fronie Maddern, of record in Book 9052, Page 824, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3425-3427 Donna Kay Drive, Nashville, TN 37211

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 my/our hand(s) this 3rd day of September, 2002

Gary Maddern

Don Maddern by Gary Maddern
Attorney in fact

Fronie Maddern
Attorney in fact

Davidson County DEEDWARR
Recvd: 09/12/02 13:30 2pgs
Fees:13.00 Taxes:425.50
20020912-0111328

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 GARY MADDERN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3RD day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 3rd day of September, 2002, before me personally appeared GARY MADDERN, to me known to be the person who executed the foregoing instrument in behalf of DON MADDERN and wife, FRONIE MADDERN, the bargainors, as their Attorney-in-Fact, and acknowledged they he executed the same as the free act and deed of the said DON MADDERN and wife, FRONIE MADDERN, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002