Southern Title Services, LLC 1535 West Northfield Blvd., Suite 16 Murfreesboro, TN 37129	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00. Terry L Delgado Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2002. Notary Public MY COMMISSION EXPIRES: 1-25-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry L. Delgado	Chase Manhattan Mortgage Corporation	Map: 135-14-A-245
(NAME) 1321 Gannett Peak Ln.	(NAME) 5409 Maryland Way, Ste 202	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, GERALD E. PERICA AND EVELYN M. PERICA, HUSBAND AND WIFE,, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto TERRY L. DELGADO, 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 all of Lot No. 245, Final Plat, Pinnacle Point Subdivision, Phase Five, as shown by plat appearing of record in Plat Book 8250, page 842 as amended in Book 11114, page 958, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gerald E. Perica and Evelyn M. Perica, husband and wife, by Warranty Deed of record in Book 11399, page 787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 7032, page 730 as corrected in Book 7067, page 739, Book 7065, page 959 and in Book 6405, page 169; Charter for Homeowners' Association in Book 7058, page 234; Deed to Metro for Water and/or Sewer Distribution System in Book 7097, page 158; Storm Water Detention Agreement in Book 10752, page 463; Deeds to Metro for Water Mains and Sewer in Book 11201, page 733 and in Book 11201, page 757; and, any and all matters as shown on plat of record in Plat Book 8250, page 842 and amended in Plat Book11114, page 958; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1321 Gannett Peak Ln., 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 Grantors covenant with the said GRANTEES that they 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 Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 30th day of October, 2002.

Gerald E. Perica

Gerald E. Perica

Evelyn M. Perica

Evelyn M. Perica

Davidson County DEEDWARR
Recvd: 01/06/03 10:51 2pgs
Fees:13.00 Taxes:540.20

20030106-0001762

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Gerald E. Perica and Evelyn M. Perica, husband and wife, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of October, 2002.

Notary Public

My Commission Expires: 1-25-06

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129