STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: ~~NOVEMBER 08, 2006~~

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Jakes	THDA c/o U.S. Bank Home Mtg	Map: 096-10-0-131.00
(NAME) 2925 Leatherwood	(NAME) P. O. Box 7298	Parcel:
(ADDRESS) Nashville TN 37214	(ADDRESS) Springfield, OH 45501	
(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, CHRISTINE L. BACIGALUPO AND JAMES ROY BACIGALUPO, JR. AND BONNIE OLSON AND LAURA BACIGALUPO, THE HEIRS AT LAW OF JAMES ROY BACIGALUPO, SR., hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto GARY JAKES, hereinafter called the GRANTEE, his 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. 300, on the Map of Cloverhill Subdivision, Section V, as shown by plat appearing of record in Plat Book 2133, Page 88, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Said Lot No. 300 fronts 65 feet on the Southerly margin of Leatherwood Drive and extends back between lines 167.3 feet on the Westerly line and 173.7 feet on the Easterly line to a dead line in the rear measuring 66 feet thereon.

Being the same property conveyed to Roy Bacigalupo and wife, Alice Bacigalupo by Warranty Deed of record in Book 3610, Page 640, said Register's Office. Both Roy Bacigalupo and Alice Bacigalupo having since died. Alice Bacigalupo having predeceased Roy Bacigalupo, who died intestate as evidenced by Estate File No. 02P1227, in the office of the Clerk for Probate Court for Davidson County, Tennessee, which lists said Heirs as follows: Christine L. Bacigalupo, James Roy Bacigalupo, Jr., Bonnie Olson and Laura Bacigalupo.

This conveyance is subject to the following:
Restrictions of record in Book 1583, page 423 amended in Book 2145, page 262 and Book 2053, page 243; and, any and all matters as shown on plat of record in Plat Book 2133, Page 88; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2925 Leatherwood, Nashville, TN 37214
(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, his heirs and assigns forever; and Grantors covenant with the said GRANTEE 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 Grantee 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 01/15/03 10:17 3pgs
Fees:18.00 Taxes:312.47
20030115-0006253

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 13th day of January, 2003.

Christine L. Bacigalupo by James R. Bacigalupo Jr. ATTY. IN FACT
Christine L. Bacigalupo

James R. Bacigalupo Jr.
James Roy Bacigalupo, Jr.

Bonnie Olson
Bonnie Olson

Laura Bacigalupo
Laura Bacigalupo

STATE OF Tennessee

COUNTY OF Davidson

On this 13th day of January, 2003, before me personally appeared Bonnie Olson, Laura Bacigalupo, and James Roy Bacigalupo, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained, and who further acknowledged that James Roy Bacigalupo, Jr., is the attorney-in-fact of Christine L. Bacigalupo and is authorized by her and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument ____, Register's Office of Davidson County, Tennessee

Witness my hand and official seal, this 13th day of January, 2003.

Eileen Strange

Notary Public

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006

My Commission Expires: ____

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217