STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $96,100.00.

Subscribed and sworn to before me, this 28th day of January, 2003.

Affiant

My Commission Expires:
1-18-05

Notary Public

MARK R. SHARBER NOTARY PUBLIC RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/31/03 15:36 2pgs
Fees:13.00 Taxes:355.57
20030131-0013955

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JESUS ALBERTO PENA 837 GALLAVISTA AVENUE MADISON, TN 37115 MAP & PARCEL NO. 052-05-0/016.00	RIGHT MORTGAGE COMPANY 106-B WEST HILL DR. LEBANON, TENNESSEE 37087

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,

PETER BAVETTA, married,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

JESUS ALBERTO PENA,,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 9 of Block "E" on the Map of the Revised plan of Power and Roth Madison Park Subdivision of record in Book 843, page 7 in the Register's Office for Davidson County, Tennessee. Said Lot Number 9 fronts 50 feet on the East side of Gallavista Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Peter Bavetta by Special Warranty Deed from First Family Financial Serivces, Inc., a division of CitiFinancial, Inc., filed of record in Instrument No. 20020425-0051048, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2003, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 7; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 837 Gallavista Avenue, Madison, TN 37115

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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.

ANGELA BAVETTA JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF TRANSFERRING OR VESTING OUT ANY AND ALL INTEREST SHE MAY HAVE IN SUBJECT PROPERTY, MARITAL OR OTHERWISE, NOW OR HEREAFTER.

WITNESS MY HAND THIS 28th DAY OF JANUARY, 2003.

PETER BAVETTA

ANGELA BAVETTA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2003, before me personally appeared Peter Bavetta and wife, Angela Bavetta, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JANE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

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WARRANTY DEED

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