#5348
BOX 13

Davidson County DEEDWARR
Recvd: 04/30/03 08:49 2pgs
Fees:13.00 Taxes:340.40
20030430-0057533

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Mindy Kleiner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

28th DAY OF March, 2003

Beth Triplett
Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 23, 2006

MY COMMISSION EXPIRES _____

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ramiro Piero, Danay Martha Torres
(NAME)

108 Benzing Road
(STREET ADDRESS OR ROUTE NUMBER)

Antioch, Tennessee 37013
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
CTX MORTGAGE Company, LLC
(NAME)

94TH AVENUE NORTH
(STREET ADDRESS)

ST. PETERSBURG, FL. 33702
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
162-7-152

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, WE, Jeffrey E. Barber and Kristen M. Barber, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramiro Piero, Danay Martha Torres, *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. 7, on the plan of Section Seven, Antioch Park, as shown on plat of record in Plat Book 5200, Page 87, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 7 fronts 65 feet on the northwesterly margin of Benzing Road and extends back 135.55 feet on the northeasterly line and 173.00 feet on the southwesterly line to a dead line in the rear, measuring 74.02 feet thereon.

Being the same property conveyed to Jeffrey E. Barber and Kristen M. Barber, husband and wife, by Deed of Record as Instrument #20021022012941, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 108 Benzing Road, Antioch, TN 37013.

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. Whenever 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 28th day of March, 2003.

Jeffrey E. Barber

Kristen M. Barber

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 Jeffrey E. Barber and Kristen M. Barber, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 28th day of March, 2003.

Commission expires 9/30/06

Notary Public

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of March, 2003.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of March, 2003.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282