File #200450001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George P. Zervas and Jenny M. Zervas	Amsouth Bank	Map 87-13-0
3101 N. Waterford Court (NAME) ~~900 & 902 Brook Valley Court~~	(NAME) P.O. Box 57046	Parcel 045.00
Mt. Juliet, TN 37122 (ADDRESS) ~~Hermitage TN 37076~~	(ADDRESS) Irvine, CA 92619-7046	
(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, **JOSE L. PEREZ AND WIFE, MARISELA PEREZ AND LEONEL PEREZ, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **GEORGE P. ZERVAS AND WIFE, JENNY M. ZERVAS**, 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. 168, on the Plan of Section Two, Valley Grove, as shown by plat appearing of record in Plat Book 5200, Page 489, 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 Jose L. Perez and wife, Marisela Perez by Warranty Deed dated July 2, 1999, and being further conveyed to Jose L. Perez and wife, Marisella Perez and Leonel Perez by Quitclaim Deed dated April 9, 2003 of record in Instrument No. 20030513-0063794, Register's Office for Davidson County, Tennessee. Marisela Perez and Marisella Perez, being one in the same person.

*** and Marisela M. Perez

This conveyance is subject to the following: Restrictive Covenants of record in Book 6011, Page 300 and Book 6096, Page 283; any and all matters shown on plat of record in Plat Book 5200, Page 283; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

Unimproved ( )
This is improved (X) property, known as 900 & 902 Brook Valley Court, Hermitage, TN 37076
(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.

Davidson County DEEDWARR
Recvd: 01/27/04 13:39 2pgs
Fees:13.00 Taxes:281.20

20040127-0010361

Witness our hands this 26th day of January, 2004.

Jose L. Perez

Marisela M. Perez

Leonel Perez

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Jose L. Perez and wife, Marisela Perez and Leonel Perez who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of January, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076