Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 04/08/08 09:55 2 pgs
Fees:13.00 Taxes:525.40

20080408-0035371

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me, this 4th day of April, 2008.

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My commission expires: 10-17-200

04-0803-53186

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lazaro Penate	Guaranty Trust Mortgage	148-15-0-176.00
3920 Bradley Court	316 Robert Rose Drive	
Antioch TN 37013	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey P. Trevathan and wife, Sharon J. Trevathan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lazaro Penate and Gladis A. Pacheco, Husband and Wife, hereinafter called the Grantees, their successors 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. 55, on the Plan of Revised Haywood Forest, of record in Book 5200, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey P. Trevathan, a married person by deed from James S. Rogers and wife, Debra A. Rogers, dated September 22, 1994, recorded September 26, 1994, of record in Book 9473, Page 983, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeffrey P. Trevathan and Sharon J. Trevathan, husband and wife by Quitclaim Deed from Jeffrey P. Trevathan, dated November 30, 1995, recorded December 7, 1995, of record in Book 9881, Page 899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3920 Bradley Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of April, 2008.

Jeffrey P. Trevathan

Sharon J. Trevathan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey P. Trevathan and Sharon J. Trevathan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 4th day of April, 2008.

State of Tennessee at Large

My Commission expires 10-17-2009

