BILL GARRETT, Davidson County
Trans:T20100064109 DEEDWARR
Recvd: 10/08/10 14:07 2 pgs
Fees:13.00 Taxes:29.60
20101008-0081074

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Marvin Peraza
1241 Cheyanne Court
Madison, TN 37115

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 052-10-0
PARCEL 286.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RAVABAB, a Tennessee General Partnership,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marvin Peraza and wife, Maria Z. Lara,** 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 the south one-quarter of Lots Nos. 13 and 14 of Block "L" on the revised plan of Power and Roth's Madison Park Subdivision as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said part of lots fronts 150 feet, more or less, on the east side of Madison Boulevard and run back between parallel lines 200 feet, more or less, to that lot marked "J.M. Lanier" on said plan.

Being the same property conveyed to RAVABAB, a Tennessee General Partnership by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated May 21, 2010 and filed of record in Instrument No. 20100521-0039459, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Right of Way of record in Book 3375, Page 422; restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 843, Page 7, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is unimproved property known as **733 Madison Blvd Madison, TN 37115.**

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. 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 4th day of October, 2010.

RAVABAB, a Tennessee General Partnership

By: Rhonda A. Martocci
Rhonda A. Martocci,
Managing General Partner

STATE OF Tennessee
COUNTY OF Williamson

On this 4th day of October, 2010, before me personally appeared Rhonda A. Martocci, to me known (or proved to me on the basis of satisfactory evidence), to be the Managing General Partner of RAVABAB, a Tennessee General Partnership and who executed the foregoing instrument as Managing General Partner of RAVABAB, a Tennessee General Partnership for the purposes therein contained in behalf of RAVABAB, a Tennessee General Partnership.

Witness my hand and official seal this 4th day of October, 2010.

NOTARY PUBLIC

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-3-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $8,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of October, 2010.

NOTARY PUBLIC

JANEL L. McALISTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires: 3/21/11