Box 1

BOOK 10724 PG 989

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 154,000.00

Carolyn DePriest Mayo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF December 19 97

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Realty & Investment Solutions LLC (NAME)	same (NAME)	MAP 82-7
1904 Longview Court (ADDRESS)	(NAME) (ADDRESS)	PARCEL 349
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Mark R. Rodriguez and wife, Judy Lea Rodriguez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Realty & Investment Solutions, LLC

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 a lot or parcel of land in Northeast Nashville, being a part of the John W. Bryan property, described as follows:

Beginning on the northerly margin of Grace Avenue, 100 feet easterly from the easterly margin of Meridian Street, running thence northerly and parallel with Meridian Street, 165 feet to the southerly margin of an alley; thence easterly along said alley, 80 feet; thence southerly and parallel with Meridian Street, 165 feet to the northerly margin of Grace Avenue; thence westerly with the northerly margin of said Avenue, 80 feet to the beginning.

Being the same property conveyed to Mark R. Rodriguez and wife, Judy Lea Rodriguez by deed from Jim Williams and wife, Pauline Williams of record in Book 10295, page 421, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

Grantee herein agrees to assume the balance of an indebtedness to Jim Williams and wife, Pauline Williams secured by a Deed of Trust of record in Book 10295, page 424, Register's Office for Davidson County, TN

This is improved (X) property, known as 305 Grace Street, Nashville, TN 37207 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 hand s this 15th day of December 19 97

M. R. Rodriguez
Mark R. Rodriguez

Judy Lea Rodriguez
Judy Lea Rodriguez

BOOK 10724 PG 990

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 Mark R. Rodriguez and wife, Judy Lea Rodriguez

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 19 97.

Commission expires 11/24/2001

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

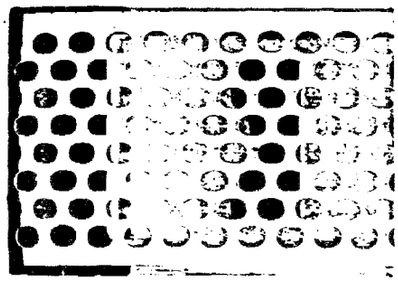
Notary Public

0381166
IDENTIFICATION REFERENCE
97 DEC 17 PM 12:57
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

2263 12/17 0101 03CHECK 578.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10724 PG 991

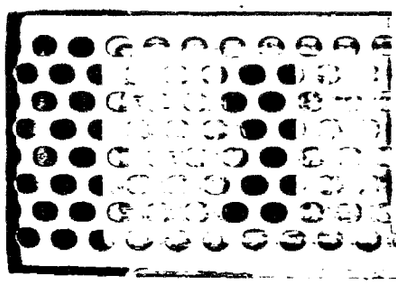
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 154000.00
CON TX 569.80
PRFEE 1.00
WDEED 8.00
TOTAL 578.80
CHECK 578.80

12/12/97 01 13:59 0001 2263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03811166
IDENTIFICATION REFERENCE

DEC 17 PM 12:57

REGISTER
DAVIDSON COUNTY, TN.

No. 1233015