Davidson County DEEDWARR
Recvd: 01/02/01 12:40 2pgs
Fees:11.00 Taxes:869.33

20010102-0000449

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $180,900.00.

Subsribed and sworn before me this the 28th day of December, 2000.

Affiant

Notary Public

My Commission Expires
April 6, 2004

(Affix Seal)

NOTARY PUBLIC
WILLIAMSON CO. TN

WARRANTY DEED

This instrument prepared by: **SOUTHEAST TITLE of Tennessee, Inc.** Y222901

7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Matthew Qualls and wife, Quiana Braly Qualls
2703 Rosedale Place
Nashville, TN 37211

Send tax bills to:
BANK OF AMERICA, N.A.
2059 NORTHLAKE PARKWA
TUCKER, GA 30084

Map 118-3 Parcel 98

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Rosedale Place, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Matthew Qualls and wife, Quiana Braly Qualls

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot 2 on the Plan of Phase One, Rosedale Place, of record in Plat Book 11190, page 3, Register's Office for Davdison County, Tennessee, reference to which plan is hereby made for a more complete description.

Being part of the property conveyed to Continental Development and Construction, Inc., a Tennessee corporation by Warranty Deed of record in Book 11104, page 658, Register's Office for said County; and being the same property conveyded to Rosedale Place, LLC by Quitclaim Deed being recorded simultaneously herewith..

THIS IS IMPROVED PROPERTY KNOWN AS 2703 Rosedale Place, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 28th day of December, 2000.

Rosedale Place, LLC

BY:
Nicholas S. Psillas
Chief Manager
Continental Development & Construction, Inc.
Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Nicholas S. Psillas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice-President, Continental Development and Construction, Inc., Chief Manager of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 28th day of December, 2000.

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires:
My Commission Expires
April 6, 2004