Davidson County DEEDWARR
Recvd: 05/04/01 08:18 3pgs
Fees:15.00 Taxes:284.90

20010504-0045967

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 77,000.00

+ Roger Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 2001

Notary Public

MY COMMISSION EXPIRES: 12-29-03
(AFFIX SEAL)

KAREN L. TAUBY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1938

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: OWNER	MAP-PARCEL NUMBERS
Denise Todd (NAME)	~~Bay Rock Mortgage Corporation~~ (NAME)	092-06-0-450.00
2706 Batavia Street (ADDRESS)	~~9 Dunwoody Park, Suite 106~~ (ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	~~Atlanta, GA 30338~~ (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, Richland Builders, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denise Todd and Roger Kelly, both unmarried, AS Joint TENANTS with the Right of Survivorship

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 Lots No. 42 and Sixteen feet of the East side of Lot No. 41 in Falconer and Ashcrafts Subdivision of Lots 18 and 19, in the Boyd McNairy tract, a plan of which is of record in Book 57, Page 121, Register's Office for Davidson County, Tennessee.

Being that same property conveyed to Volunteer Construction Company by deed from Arnel Wasson Turner, Prlando William Turner, Archilene J. Tuner Jackson, Lyonell Turner, Jr. Lyorant Turner, and LaKeshia Turner Rainey, of record in Instrument No. 20001219-0124503, said Register's Office. Said Deed being further conveyed from Volunteer Construction Company by Quit Claim Deed to Richland Builders, LLC of record in Instrument No. 20010406-0033844, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 2706 Batavia Street, Nashville, Tennessee 37208
(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 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 my hand this 26th day of April, 2001

Richland Builders, LLC
By:
Robert Gregg Poole, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ the undersigned _____ a Notary Public within and for the State and County aforesaid, personally appeared Robert Gregg Poole and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Richland Builders, LLC the within named bargainor, and corporation, and that he as such Chief Manager 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 Robert Gregg Poole as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 26th day of April, 2001.

My commission expires 12-29-01

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this,_____ day of _____ , personally appeared before me,_____ _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of_____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____ _____

Notary Public

WARRANTY DEED

FROM

Richland Builders, LLC

TO

Denise Todd and Roger Kelly

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027