WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/02 08:51 2pgs
Fees:13.00 Taxes:468.61

20020801-0092175

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 2002

Notary Public

MY COMMISSION EXPIRES: 11-26-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Magtibay (NAME)	PHH Mortgage Services (NAME)	MAP 182, GROUP 6A
1537 165th Ave., Apt. 10 (ADDRESS)	3000 Leadenhall Road (ADDRESS)	PARCEL 10.00 CO
San Leandro, CA 94578 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (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, Greenvale Construction, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond Magtibay and wife, Rachelle Magtibay

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:

BEING Lot 10, Section One, Old Hickory Hills, of record in Instr: #20011023-0115382, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Instr: #20020116-0006750, and Charter of record in Instr: #20020123-0009417, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Greenvale Construction, LLC by deed from Old Hickory Hills, LLC of record in Instr: #20020118-0007732, Register's Office, Davidson County, Tennessee.

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

Subject to general notes on plat of record in Instr: #20011023-0115382, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a public utility easement and minimum building setback lines of record in Instr: #20011023-0115382, said Register's Office.

This conveyance is subject to the resubdivision of common areas in Instr: #20020213-0018960, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 7805 Rainey Drive, Antioch, TN 37013
(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 29th day of July, 2002

Greenvale Construction, LLC
By: Shane McFarland
Shane McFarland, Chief Financial Officer

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 DAVIDSON

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

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of July 2002.

My commission expires 11-26-2005

Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to Storm Water Detention Agreement of record in Instr: #20010306-0021333, said Register's Office.

This conveyance is subject to Easement to United Telephone Company, of record in Instr: #20020123-0009339, said Register's Office.

This conveyance is subject to Easement for Sanitary Sewers and/or Storm Drainage, of record in Instr: #20001030-0107214, said Register's Office.

This conveyance is subject to ingress/egress easement for cemetery.