File #200330213

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,680.00.

Rodolfo Pena
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodolfo Pena	Countrywide Home Loans, Inc.	Map: 149-15-0-A
(NAME) 1645 Bridgecrest Drive	(NAME) 2021 N. Gallatin Rd., Ste 292	Parcel: 255
(ADDRESS) Antioch TN 37013	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, OLE SOUTH PROPERTIES, INC., hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto RODOLFO PENA, a married man, hereinafter called the GRANTEE, his 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 all of Lot No. 316, on the Plan of Phase 3, Cambridge Forest, R-15 Residential P.U.D, as shown by plat appearing of record in Instrument No. 20010628- 0068483, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Ole South Properties, Inc., by Warranty Deed of record in Instrument No. 20020221- 0022799, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 10332, Page 1, Book 10774, Page 723, Book 8206, Page 305, and Book 8047, Page 243; Easement for telephone line granted to American Telephone and Telegraph Company of record in Book 1207, Page 529; Subject to all matters as shown on the plan of record in Plan Book 3, Page 26, of Chancery Court at Nashville Tennessee, which shows a proposed road along the north boundary of Lot 6 and 7, and any easement thereon; Right- of- Way Easement of record in Book 1147, Page 148; Sanitary Sewer and/or Storm Drainage Easement of record in Book 7453, Page 445; Sewer Easement (20ft. wide) along the westerly boundary line of record in Book 8795, Page 158; Storm Water Detention Agreement of record in Book 7632, Page 962; Agreement for Use and Maintenance of a private road across the Blackman property of record in Book 1147, page 148, and, any and all matters as shown on plat of record in Instrument No. 20010628- 0068483, and amended of record in Instrument No. 20020803- 0004630; all in the Register's Office for Davidson County, Tennessee.

Subject to an Easement for flow of Creeks and/or Springs.

Subject to all matters appearing on the boundary survey of Double M. Partners Property, dated August 4, 1998, and revised September 24, 1999, prepared by Anderson-Delk and Associates, Inc.

Unimproved ( )
This is improved (X) property, known as 1645 Bridgecrest 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 GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 04/21/03 15:06 2pgs
Fees:13.00 Taxes:587.12

20030421-0052072

Witness our hands this 16th day of April, 2003.

Ole South Properties, Inc.

BY: _____ 4/16/03

ROGER CASE, Vice-President

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Roger Case, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of Ole South Properties, Inc., the within named bargainor, a corporation, and that he as such officer, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as officer.

Witness my hand and official seal, this 16 day of April, 2003.

_____

Notary Public

My Commission Expires: 5-23-05

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167