This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2204157 - Vazquez

Davidson County DEEDWARR
Recvd: 07/02/03 12:36 3pgs
Fees:18.00 Taxes:790.32
20030702-0091521

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rochford Realty and Construction Co., Inc.** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Virginia M. Ventura and husband Arnold Ventura** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 1 day of ~~June,~~ July 2003.

Rochford Realty and Construction Co., Inc.

By: _____
James G. Morrissey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **James G. Morrissey the** Vice President **of Rochford Realty and Construction Co., Inc.** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 1 day of ~~June~~, 2003.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires Sept. 25, 2004

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$213,600.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 1 day of ~~June~~ July, 2003.

GRANT B. STOCKTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires:

My Commission Expires Sept. 25, 2004

142-13-0-B-158.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Virginia and Arnold Ventura
7925 Harpeth View Drive
Nashville, TN 37221

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 158 on the Final Plat of Riverside, Phase 3 as of record in Instrument No. 2001208-0121080, and revised in Instrument #20010404-0032691 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Rochford Realty and Construction Company, Inc. by Warranty Deed from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr., and Mary Handly Beard, dated 12/22/86 and recorded 01/09/87 in Book 7103, Page 48, Register's Office for Davidson County, Tennessee.

Map & Parcel: 142-B-O-B-158.00

Property also known as: 7925 Harpeth View Drive
Nashville, TN 37221