Davidson County DEEDWARR
Recvd: 07/08/03 16:56 2pgs
Fees:13.00 Taxes:296.00

20030708-0094146

WARRANTY DEED

B-SFG-03-1600

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francesca Rodriguez	America's Wholesale Lender	
1600 B Knowles Street (ADDRESS)	7105 Corporate Drive PTX-A-195 (NAME) (ADDRESS)	81-15-0-340.00
Nashville, Tennessee 37208 (CITY) (STATE) (ZP)	Plano, TX 75024 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHLAND BUILDERS OF TN, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANCESCA RODRIGUEZ, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 2:

Land in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 18 on the Plan of Underwood Addition to Nashville, of record in Book 21, Page 117, Register's Office for said County. Said part of said Lot No. 18 fronts 30 feet on the northerly side of Knowles (formerly Thompson) Street and runs back between parallel lines 162 feet to an alley.

Being a portion of the same property conveyed to Richland Builders of Tennessee, LLC from Volunteer Construction of Nashville, LLC, a Tennessee limited liability company, a/k/a Volunteer Construction Company, by Quitclaim Deed recorded December 27, 2001 in Instrument Number 2001128-0143825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1600 B Knowles Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (Cty 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of June, 2003.

Richland Builders LLC

By: Roger Sindle
Roger Sindle

Title: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me the undersigned authority of the state and county aforesaid, personally appeared Roger Sindle, w ithin whom I am personally aquainted with (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Richland Builders, LLC and w ho is Member (title)(or other officer authorized to execute the instrument) of Richland Builders LLC (C ompany name) the within named bargainor a Limited Liability Company, and that such Member ex ecuted the foregoing instrument for the purpose therein contained

Witness my hand and official seal
on this the 25th day of June, 2003.

Laura Mitchell
NOTARY PUBLIC

My Commission Expires: 5/28/06

LAURA MITCHELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903