WARRANTY DEED

ET-03-4873

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam A. Rodriguez and Amparo G. Rodriguez	ABN AMRO Mortgage Group, Inc.	
(NAME)	(NAME)	
819 Dry Creek Rd.	2600 W. Big Beaver Rd.	024-00-0-236.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAULA R. PHILLIPS, TRUSTEE OF THE LIVING TRUST AGREEMENT OF JESSIE V. LANE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SAM A. RODRIGUEZ AND AMPARO G. RODRIGUEZ, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 1 of the P. Phillips Subdivision as of record in Plat Instrument Number 200002070012640, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to any and all restrictions and easements of record, if any. Being part of the same property conveyed to Jessie Pauline V. Lane Revocable Living Trust by Quitclaim Deed from Jessie Pauline V. Lane, as of record in Book 10977, Page 608, Register's Office for Davidson County, Tennessee. Said Jessie Pauline V. Lane, having since been deceased. Paula R. Phillips has been appointed Trustee for the Jessie Pauline V. Lane Revocable Living Trust.

unimproved ( )
This is improved (X) property, known as 819 Dry Creek Rd., Goodlettsville, Tennessee 37072
(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/our hand(s) this 23rd day of December, 2003.

Paula R. Phillips, Trustee

Davidson County DEEDWARR
Recvd: 01/12/04 15:05 2pgs
Fees:13.00 Taxes:580.90

20040112-0004801

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Paula R. Phillips, Trustee , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of December, 2003.

My Commission Expires: 09-16-07

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____.

Witness my hand and official seal at office at _____ on this the 23rd day of December, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW