PREPARED BY:
Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 02/05/04 09:13 2pgs
Fees:13.00 Taxes:395.53

20040205-0014020

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **January, 2004** between **Signature Development, Inc., a Tennessee corporation** , GRANTOR, and **Michael F. Veloz** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING all of Unit 5, OAK GROVE TOWNHOMES, according to survey and plat of same appearing of record in Instrument Number 20021260146722, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Signature Development, a Tennessee General Partnership of record in Instrument Number 20020307002843 1 and corrected in Instrument Number 20030425005611 1, of the Register's Office of Davidson County, Tennessee, correcting grantee to Signature Development, Inc.

THIS conveyance is subject to the Master Deed of record; to the right of way in Book 3843, page 727, and, to any and all other matters as shown on plat of record in Instrument Number 20021260146722, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

SIGNATURE DEVELOPMENT, INC.

BY: _____
Brian K. Burns, President
Signature of Seller

BY: _____
Mike Parker, Secretary

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, Mark S. Moore, a Notary Public of said State and County aforesaid, personally appeared Brian K. Burns * with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President ** of Signature Development, Inc., the within named bargainor, a corporation, and that he/she as such President **, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President**.

Witness my hand and seal, at office in Murfreesboro, this the **29th** day of **January, 2004.**

* and Mike Parker
** and Secretary

Notary Public

My Commission Expires: 2-20-2007

MARK S. MOORE NOTARY PUBLIC RUTHERFORD CO., TENN.

Name and Address of Property Owner:

Michael F. Veloz
2940 Baby Ruth Lane, Unit 5
Antioch, TN 37013

Property Address:

2940 Baby Ruth Lane, Unit 5
Antioch, TN 37013

Person Responsible for Taxes:

GMAC Mortgage Corporation
100 Witmer Road
~~Murfreesboro~~ Horsham, PA 19044

Parcel #: 163-11-0-E-032.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$106,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **January, 2004.**

Notary Public

My Commission Expires: 2-20-2007

MARK S. MOORE NOTARY PUBLIC RUTHERFORD CO., TENN.

RETURN TO:

Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129