FILE BOX "7"

Davidson County DEEDWARR
Recvd: 06/03/04 12:26 2pgs
Fees:13.00 Taxes:525.40

20040603-0065419

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43092

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

DAVIDSON COUNTY TENN NOTARY PUBLIC AT LARGE M. D. MAZER

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Rodriquez et ux	SAME AS NEW OWNER	150-7-444
3405 Daisy Trail		
Antioch, TN, 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dan H. Fallucca and wife, Lyn M. Fallucca

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Rodriquez and wife, Connie Rodriguez

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 346 on the Plan of the Country, Section 7-A, of record in Book 6250, page 308, said Register's Office.

Said Lot No. 346 fronts 100.00 feet on the southeasterly side of Daisy Trail and runs back 120.00 feet on the southwesterly line and 133.23 feet on the northeasterly line to a line in the rear which measures 43.30 feet thereon.

Being the same property conveyed to Dan H. Fallucca and wife, Lyn M. Fallucca by deed from Randall Phillips Builders, Inc., of record in Book 6785, page 397, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3405 Daisy Trail, Antioch, TN 37013

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 25th day of May, 2004

Dan H. Fallucca

Lyn M. Fallucca

STATE OF FLORIDA)

COUNTY OF Orange)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DAN H. FALLUCCA and wife, LYN M. FALLUCCA, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Winter Garden, Florida, this the 25th day of May, 2004.

Martha S. Walker
NOTARY PUBLIC

My Commission Expires: 4/18/08

