# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/04 13:58 2pgs
Fees:13.00 Taxes:536.50

20040611-0069524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| PMPJ Properties, Inc. | SAME | MAP 104-08 |
| (NAME) 1557 HARDING PLACE | (NAME) | PARCEL 394 |
| (ADDRESS) NASHVILLE, TN 37215 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **BAYROCK MORTGAGE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PMPJ PROPERTIES, INC.**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 61 on the Plan of O. B. Hayes Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Villa Place, 50 feet northerly from the line between Lots 61 and 65, being the northwest corner of the Blitch Lot, thence with the easterly margin of said place northwardly 50 feet; thence eastwardly parallel with the south line of said lot 159.39 feet, more or less, to a point halfway between said place and 15th Avenue South, thence southwardly parallel with Villa Place 50 feet to the south line of said Blitch lot; thence with said line westwardly 159.39 feet, more or less to the beginning.,

Being the same property conveyed to Bayrock Mortgage Corporation by deed of record in Instrument No. 20040203-0013134, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 1712 Villa Place, Nashville, TN 37212
(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 its authorized signature this 4th day of June, 2004.

Bayrock Mortgage Corporation
BY: Chris Holland
Chris Holland
TITLE: Secretary

STATE OF GEORGIA

COUNTY OF COWEN

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, CHRIS HOLLAND, with whom I am personally acquainted and who upon her oath(s) acknowledged to be the secetary of the Bayrock Mortgage Corporation the within named bargainor, and corporation, and that she as such secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said CHRIS HOLLAND as such secretary.

WITNESS my hand and official seal this 4 day of June, 2004.

NOTARY PUBLIC

My commission expires:

