Davidson County DEEDWARR
Recvd: 06/16/04 12:56 2pgs
Fees:13.00 Taxes:758.56

20040616-0071269

WARRANTY DEED

G-CD-04-0219

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,015.00

Affiant

Subscribed and sworn to before me this 7th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/27/07
(AFFIX SEAL)

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
Vijaykumar R. Holla	First Horizon Home Loan	
Lot 219 Riverside (ADDRESS)	10741 King William (ADDRESS)	142-13-B-197 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75220 (CITY) (STATE) (ZIP)	

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 ROCHFORD REALTY & CONSTRUCTION COMPANY, INC.
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VIJAYKUMAR R. HOLLA AND WIFE, PRATHIBHA VIJAY, 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:

Land in Davidson County, Tennessee, being Lot Number 219, Riverside Subdivision, Phase 5-B, of Record in Plat Book 200302120019415, Register's Office for Davidson County, Tennessee.

Being ~~the same~~ a portion of the same property conveyed to Rochford Realty & Construction Co., Inc. by Warranty Deed executed December 22, 1986 and filed for record on January 9, 1987, Register's Office for Davidson County, Tennessee. in Book 7103 Page 48

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 7405, page 780; Book 7185, page 619; Book 8104, page 211; Book 7400, page 645; Book 6970, page 275, 278, and 285; Book 6972, page 45; Book 7489, page 638; Book 7514, page 645; Book 7574, page 645; and Plat Book 200302120019415, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as Lot 219 Riverside, Nashville, Tennessee 37221
(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 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 7th day of June, 2004.

Rochford Realty & Construction Company, Inc.
Agent: James G. Morrissey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, James G. Morrissey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Agent of Rochford Realty & Construction Company, Inc., the within named bargainor, a corporation, and that he as such Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as Agent.

Witness my hand and official seal at Nashville, TN on this 7th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903