BOX 15

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

Davidson County DEEDWARR
Recvd: 07/07/04 08:09 2pgs
Fees:13.00 Taxes:3189.38
20040707-0080235

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Rafael Escalas, et ux 3434 Golf Club Lane Nashville, TN 37215	~~XXXXX~~ First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans 4000 Horizon Way ~~Irving, TX 75063~~	11707020100

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 861,994.00 .

Affiant

My Commission Expires:

August 3, 2005

Subscribed and sworn to before me this 1 day of July, 2004.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **STUART DEVELOPMENT, LLC, a Tennessee limited liability company,** ("Grantor") by these presents does hereby transfer, sell and convey to RAFAEL J. ESCALAS and wife JENNIFER ESCALAS ("Grantee ") their heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of a resubdivision of Lot Nos. 195, 220, and 221 on the North part of Noel's Subdivision of Watkins Grove, as of record in Book 9700, page 12, amended in Book 10033, page 775, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete description.

BEING the same property conveyed to Stuart Development, LLC by deed from John P. Rhodes and wife Lisa T. Rhodes of record in Instrument No. 20030718-0101105, Register's Office for Davidson County, Tennessee.

This is improved property known as 3434 Golf Club Lane, Nashville, Tennessee 37215.

This conveyance is subject to: Property Taxes for 2004 and subsequent years to the Davidson County Trustee; not yet due and payable; all matters found on the plan of record in Plat Book 9700, page 12, amended in Book 10033, page 775, R.O.D.C.T.; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to RAFAEL J. ESCALAS and wife JENNIFER ESCALAS, their heirs and assigns forever.

AND the Grantor does hereby covenant with RAFAEL J. ESCALAS and wife JENNIFER ESCALAS that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said RAFAEL J. ESCALAS and wife JENNIFER ESCALAS, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 1st day of July, 2004.

GRANTOR:

STUART DEVELOPMENT, LLC, a Tennessee Limited Liability Company

By: _____
Charles McClendon, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Charles McClendon, with whom I am personally acquainted and who, upon oath, acknowledged himself to be chief manager of Stuart Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Chief Manager of Stuart Development, LLC..

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 1st day of July, 2004.

My Commission Expires:

August 3, 2005

_____
Notary Public

