Davidson County DEEDWARR
Recvd: 07/14/04 13:58 2pgs
Fees:13.00 Taxes:588.30

20040714-0084016

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $159,000.00

Affiant

Subscribed and sworn before me this the 9th day of June, 2004.

My Commission Expires: 9/17/07

Notary Public

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 1000
Lavergne, TN 37086

Address of New Owner	Improved Property	Send Tax Bills to:
Rosa I. Montero 1605 Bridgecrest Drive Antioch, Tennessee 37013	1605 Bridgecrest Drive Antioch, Tennessee 37013	Volunteer Trust Mortgage 301 S. Perimeter Park Dr. Nashville, Tn 37211

Map149-15-A Parcel 245

For and in consideration of the sum of Ten Dollars Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

OLE SOUTH PROPERTIES, INC.

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

ROSA I. MONTERO, A MARRIED PERSON

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot Number 326 on the Plan of Phase 3, Cambridge Forest, R-15 Residential P.U.D. of record as Instrument Number 20010628-0068483, and amended in Instrument Number 200205030054630 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Ole South Properties, Inc. by Warranty Deed from Danco Property Investments, LLC of record in Instrument Number 20020221-0022799, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20010628-0068483; amended in Instrument Number 20020503-0054630, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20020221-0022797; Book 8206, page 305; Book 8047, page 243; Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 1207, page 529; Book 1147, page 148; 6881, page 320; Book 7453, page 445; Book 8795, page 158; Book 7632, page 962; Instrument Number 20010202-0010454; Book 10805, page 497; Plat Book 3, page 26; Register's and/or Chancery Courts Office in Davidson County, Tennessee.

Subject to terms and conditions for all Homeowners Association matters as found of record in 10343, page 769; and Instrument Number 20020221-0022798, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 9th day of July, 2004

J.P. 7/5/04

OLE SOUTH PROPERTIES, INC.
BY: ROGER CASE, VICE PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Roger Case** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of **Ole South Properties, Inc.**. for the purposes therein contained, and who further acknowledged him/her self to be the **Vice President** and being authorized by the board of directors to execute this document on behalf of **Ole South Properties, Inc.**

Witness my hand and official seal this **9th** day of **July 2004.**

My Commission Expires 9/17/07 _____
Notary Public

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN