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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/16/04 15:25 2pgs
Fees:13.00 Taxes:567.95

20040716-0085459

03-0406-32067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $158,500.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2004.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles M. Rota 7112 Commonwealth Circle Nashville, TN 37221	NEW OWNER 2207 Crestmoor, #101 Nashville, TN 37215	126-15-0-B-143.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judith D. Anderson, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charles M. Rota and Donna Garrett**, hereinafter called the Grantees, their successors 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. 143 on the Plan of Section One, Lexington Point Subdivision, of record in Instrument No. 200008300085624, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Judith D. Anderson, unmarried, by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20010803-0083128, Register's Office for Davidson County, Tennessee.

Antonio Garcia, husband of Judith D. Anderson, hereby joins in the execution of this instrument, for the purpose of conveying his marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7112 Commonwealth Circle, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 9th day of July, 2004.

Judith D. Anderson

Antonio Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Judith D. Anderson and Antonio Garcia, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 9th day of July, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05