WARRANTY DEED

LIMBAUGH-04MT0638

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,600.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF July, 2004.

Notary Public

(Affix Seal)

My Commission Expires: 6-14-08

PAMELA G. HANES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Melissa D. Limbaugh	US Bank, N.A.	131-1-D-193.00
5025 Hillsboro Pike, #22F	P.O. Box 24862	
Nashville, TN 37215	Louisville, KY 40224	

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, I/we, DIEGO X. ROCHA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MELISSA D. LIMBAUGH, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 22F a/k/a Unit 193 of Georgetown Apartments, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 4, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Diego X. Rocha by deed from Jimmy A. Leach and spouse, Linda S. Leach, dated March 9, 1998, filed March 11, 1998, of record in Book 10833, Page 504, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 5025 Hillsboro Pike, #22F, Nashville, Tennessee 37215.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 22nd day of July, 2004:

Diego X. Rocha

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DIEGO X. ROCHA, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 2004.

Notary Public

My Commission Expires: 6-14-08

PAMELA G. HANES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/09/04 12:10 1pgs
Fees:13.00 Taxes:483.22

20040809-0095777