3591

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 08/23/04 08:14 3pgs
Fees:18.00 Taxes:111.00
20040823-0101265

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 93-16/325

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me this the 6th day of August, 2004.

KIMBERLY J. CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-31-07

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Omar Melo
(Name)
1302 Fenner Court
(Street Address)

Franklin, TN 37067

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Richland Builders of Tennessee a Tennessee general partnership comprised of Roger A. Sindle and R. Gregg Poole, Roger A. Sindle, Individually and R. Gregg Pool, Individually,** hereinafter collectively referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Omar Melo,** hereinafter referred to as the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point on the easterly margin of Fairfield Avenue, 160.5 feet from the southeast corner of Fairfield Avenue and Fain Street or Hermitage Avenue; thence southerly along the east margin of Fairfield Avenue 31 feet to the northerly margin of a 20 foot alley, opened through said block "D" by Weakley & Warren; thence easterly along the north margin of said alley 137 feet, more or less, to a point; thence northerly along a line at right angles to Fain Street or Hermitage Avenue, 31 feet to a point; thence in a westerly direction about 137 feet to the point of beginning and being composed of parts of Lots 1, 2, 3, 9, 10, 11 and 12 on said plan.

Being the same property conveyed to Richland Builders of Tennessee, LLC a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument 20021021-0128851. Said Richland Builders of Tennessee, LLC, whose sole members were Roger A. Sindle and R. Gregg Poole, having since been dissolved, all assets of Richland Builders of Tennessee, LLC being titled in the name of Richland Builders of Tennessee, a Tennessee general partnership, comprised solely of Roger A Sindle and R. Gregg Poole.

BEING unimproved property known as: 79 & 79A Fairfield Avenue, Nashville, TN 37210

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein; and, including but not limited to any lien rights of Metropolitan Government of Nashville and Davidson County related to violations of codes and subject to any remedies available to Metropolitan Government of Nashville and Davidson County.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto on this 6th day of August, 2004.

Richland Builders of Tennessee,
a Tennessee general partnership

By: Roger A. Sindle
Roger A. Sindle, Partner

By: _____
R. Gregg Poole, Partner

Roger A. Sindle
Roger A. Sindle, Individually

_____
R. Gregg Poole, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Roger A. Sindle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Richland Builders of Tennessee, a Tennessee general partnership, the within named bargainor, and that he in such capacity, and on behalf of the said partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself in such capacity.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of August, 2004.

_____
Notary Public

My Commission Expires: 7-30-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, R. Gregg Poole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Richland Builders of Tennessee, a Tennessee general partnership, the within named bargainor, and that he in such capacity, and on behalf of the said partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself in such capacity.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of August, 2004.

Notary Public

My Commission Expires: 7-30-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Roger A. Sindle**, 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 in Nashville, Tennessee, this 6th day of August, 2004.

Notary Public

My Commission Expires: 7-30-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, R. **R. Gregg Poole,** 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 in Nashville, Tennessee, this 6th day of August, 2004.

Notary Public

My Commission Expires: 7-30-05