WARRANTY DEED

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN
MY COMMISSION EXPIRES JAN 27 2007

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-AHR-04-1109

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eloy Perez	MiCasa of America	
1106 Rural Hill (ADDRESS)	1011 Cherry Ave. (ADDRESS)	149-11-A-7-CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LOVIE J. BASSETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELOY PEREZ AND WIFE AGUSTINA CANA, 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:

LOT 7, RICE HILL, Phase I, RUD, as shown on plat of record in Plat Book 6250, Page 858, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

See attached Legal Description

unimproved ( )
This is improved (X) property, known as 1106 Rural Hill, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 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 30th day of September, 2004.

X Lovie J. Bassett
Lovie J. Bassett

Davidson County DEEDWARR
Recvd: 10/13/04 08:23 3pgs
Fees:18.00 Taxes:429.20

20041013-0123138

STATE OF Tennessee
COUNTY OF Davidson

STATE of TN.
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lovie J. Baggett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2004.

Notary Public

My Commission Expires:

(SEAL) 1/27/07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 07

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit "A"

Lot 7, RICE HILL, PHASE I Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 858, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Order from Michael A. Grant to Lovie Bassett as recorded on the 15th day of April, 1994, in Book 9313, Page 814 and Deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C. to Michael A. Grant and Lovie J. Bassett as recorded on the 28th day of February, 1990 in Book 8054, Page 67, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.