WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/04 15:42 2pgs
Fees:13.00 Taxes:418.83

20041130-0142569

B-TMG-04-3422

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,197.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Kathleen Davis	America's Wholesale Lender	
3433 Rainwood Drive (ADDRESS)	(NAME) 7105 Corporate Drive, PTX-A-195 (ADDRESS)	50-10-C-325 CO
Nashville, Tennessee 37207-2215 (CITY) (STATE) (ZIP)	Plano, TX 75024 (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 DREAMSCAPE BUILDERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHLEEN DAVIS AND HUSBAND, CECIL A. DAVIS, 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 55, CHESAPEAKE HOMES, SECTION SIX, PHASE TWO, as shown of record in Instrument No. 20020626-0077004 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Dreamscape Builders, LLC by Warranty Deed from Affordable Housing Resources, Inc. recorded August 18, 2004 in Instrument No. 20040818-0099737, Register's Office for Davidson County, Tennessee and being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from Nashville Area Habitat for Humanity, Inc. recorded January 12, 2004 in Instrument No. 20040112-0004778, Register's Office for Davidson County, Tennessee and being the same property conveyed to Affordable Housing Resources, Inc. and Nashville Area Habitat for Humanity by Quitclaim Deed recorded June 27, 2001 in Instrument No. 20010627-0068195, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to restrictions of record in Instrument No. 20020626-0077004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011025-0117084, amended in Instrument No. 20030611-0080742, and re-recorded in Instrument No. 20030625-0087223.

This conveyance is subject to Charter of Chesapeake Homeowners Assoc. of record in Instrument No. 20030430-0057659.

This conveyance is subject to easement for sanitary sewer/storm drainage of record in Book 9979, Page 730.

This conveaynce is subject to easement for storm water detention of record in Instrument No. 20010628-0068560 and 20010801-0081581.

unimproved ( )
This is improved (X) property, known as 3433 Rainwood Drive, Nashville, Tennessee 37207-2215
(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 17th day of November, 2004.

Dreamscape Builders, LLC

By: Eddie Phillips

Title: President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eddie Phillips, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the President of Dreamscape Builders, LLC, a Tennessee limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 17th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903