# WARRANTY DEED

B-MSM-04-3441

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE My Commission Exp. Jan. DAVIDSON COUNTY

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 |
|---|---|---|
| Angela C. Avant | New Owner | |
| 3441 Rainwood Drive | (NAME) | 50-10-C-327 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37207 | | |
| (CITY) (STATE) (ZIP) | (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 ANGELA C. AVANT, UNMARRIED, 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 57, CHESAPEAKE HOMES, SECTION SIX, PHASE TWO, as shown on plat 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 the 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.

unimproved ( )
This is improved (X) property, known as 3441 Rainwood Drive, Nashville, Tennessee 37207
(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 16th day of November, 2004.

Dreamscape Builders, LLC

BY: Eddie Phillips

TITLE: President

Davidson County DEEDWARR
Recvd: 12/06/04 13:53 2pgs
Fees:13.00 Taxes:425.50

20041206-0145071

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 TN 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 16th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 10/7/07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON CO. TN My Commission Expires July 12, 2007

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903