THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 19040R

MAP/GROUP/PARCEL
133-15-A/036.00

Davidson County DEEDWARR
Recvd: 12/17/04 09:58 2pgs
Fees:13.00 Taxes:107.45
20041217-0149989

NEW OWNER'S NAME AND ADDRESS:
Jose D. and Martha Rodriguez
216 Jefferson Pike
Lavergne TN 37086

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Sandra J. Patton, hereinafter called Grantor, does hereby transfer and convey unto Jose D. and Martha Rodriguez, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, Unit F-8, on the plan of Pagoda Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set for in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.
>
> The subject property is improved property commonly known as 320 Welch Road, Unit F-8, Nashville, Tennessee 37211.
>
> BEING the same property conveyed to grantors herein by deed of record in Instrument No. 20030402-0043700, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

As part of the purchase price of the above described property, the grantees hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust of Record in Instrument No. 20030402-0043701, Register's Office for Davidson County, Tennessee, in the original amount of $29,000.00, the same being payable to James S. Sweeney Sr.

Sandra J. Patton

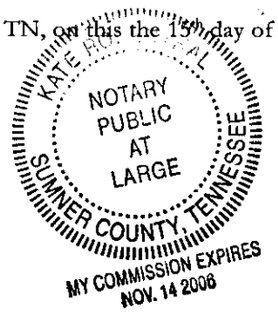
STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Sandra J. Patton, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Nashville, TN, on this the 15th day of December, 2004.

Kate Rosenthal
NOTARY PUBLIC

MY COMMISSION EXPIRES:
_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $29,040.24.

Jose D Rodriguez
AFFIANT

Sworn to and subscribed before me, this the 15th day of December, 2004.

Kate Rosenthal
NOTARY PUBLIC

My Commission Expires:
_____

