Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Prepared by:

Realty Title & Escrow Co., Inc.
3815 Cleghorn Ave., #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me this 7th day of February, 2005.

Notary Public
My commission expires:

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 22, 2008

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Martin Angeles	New Owner	128-14-0-037
301 Cross Timbers Drive		
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RMH Partnership, a Tennessee General Partnership, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Martin I Angeles Ramirez and Christian Angeles de Jesus hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Lot No. 96, on the Plan of Harpeth Park, Section Two, of record in Book 3700, Page 58, amended in Book 4739, Page 268, and Book 4764, Page 272, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to RMH Partnership by deed from Jean Sopha of record in Instrument No. 20040929-0117065, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 301 Cross Timbers Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 02/11/05 09:02 2 pgs
Fees:13.00 Taxes:703.00
20050211-0015822

WITNESS my hand this 7th day of February, 2005.

Blue Ridge Homes of TN, LLC, Partner
In RMH Partnership

By: _____, CEO
Mark A. Hayes, CEO

_____, Partner
John Rami Mishu, Partner
in RMH Partnership

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark A. Hayes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CEO of Blue Ridge Homes of TN, LLC, Partner in RMH Partnership, the within named bargainor, and that he is authorized by Blue Ridge Homes of TN, LLC, Partner in RMH Partnership to execute this instrument on its behalf as such CEO.

Witness my hand in Nashville, TN, this 7th day of February, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the under signed, a Notary Public in and for said County and State, John Rami Mishu, Partner of RMH Partnership, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 7th day of February, 2005.

Diane K. Mann
State of Tennessee at Large

My commission expires: 03/14/05