REALTY TITLE IS
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 03/28/05 10:51 2 pg
Fees:13.00 Taxes:497.76
20050328-0032625

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

ROBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $134,530.00

Affiant

Subscribed and sworn to before me, this 24 **day of March, 2005.**

Notary Public
My commission expires: 11-27-2006

15-0503-150184

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Angela L. Lester 5959 Colchester Drive Hermitage TN 37076	REALTY MORTGAGE CORP. 2111 E. BAZELLINA ROAD, SUITE F6 TEMPE, AZ 85283	87-05-0-A 051

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, **Charlotte Rhodes, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Angela L. Lester, unmarried,** hereinafter called the Grantees, her 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. 104, Farmingham Woods, Phase II, Section I, of record in Plat Book 7900, page 306, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charlotte Rhodes by deed from Gerald R. Chase and wife, Daisy D. Chase and David Chase, dated 9-25-00, of record in Inst. No. 20000928-0095937, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

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 5959 Colchester Drive, Hermitage, TN 37076

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee 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 myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 hand this 24 day of March, 2005.

Charlotte Rhodes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charlotte Rhodes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 24 day of March, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

