Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/29/05 08:18 2 pgs
Fees:13.00 Taxes:190.55
20050329-0033167

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $51,500.00

Affiant

Subscribed and sworn to before me, this 28 day of March 2005.

Notary Public
My commission expires: 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Lydia Rodriguez	Owner	147-03--0-B 031.00
370 Wallace Road		
Nashville TN 37211-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Belinda D. Catanach, Trustee for Patti Sue Falls Davis under the will of James R. Falls, Sr. hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lydia Rodriguez hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. G-16 on the Plan of Southern Hills Condominium as established by the Master Deed of record in Book 6594 Page 502 and as amended in Book 7044 Page 209 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Belinda D. Catanach, Trustee for Patti Sue Falls Davis under the will of James R. Falls, Sr. of record in Book 9749 Page 428 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6594 Page 502 and amended in Book 7044 page 209.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Southern Hills Condominium and recorded in Book 6594 Page 502 and amended in Book 7044 page 209 Register's Office for said county. 3) Charter of Southern Hills Condominium Association of record in Book 6576 Page 69

This property is improved property known as 370 Wallace Road, Nashville, Tennessee 37211-0000

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 interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28 day of March, 2005.

Belinda D. Catanach, Trustee

Belinda D. Catanach, Trustee for Patti Sue Falls Davis under the will of James R. Falls, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Belinda D. Catanach, Trustee for Patti Sue Falls Davis under the will of James R. Falls, Sr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of March, 2005.

Notary Public

My Commission expires: 4/21/07

FILE NO: WG1048

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.