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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April 2005.

Notary Public
My commission expires: 4/2/07

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 04/28/05 10:43 2 pgs
Fees:13.00 Taxes:677.10
20050428-0047329

Address of New Owner:	Send Tax Bills to:	Tax Information
Mario A. Rodriguez	America's Wholesale Lender	141-15-0-A/12
7009 Cotton Blossom Lane	750 Old Hickory Blvd #180	
Nashville TN 37221-0000	Brentwood, TN 37027	

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 William R. Snodgrass and wife Sara M. Snodgrass hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mario A. Rodriguez and wife Maria G. 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:

LAND in Davidson County, Tennessee, being Lot No. 84, on the Plan of Section 1, Rolling River Estates, as shown on plat of record in Plat Book 4860, page(s) 27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William R. Snodgrass, Jr. and wife Sara M. Snodgrass by deed from Christopher M. Flowers and Yocia Flowers in Instrument No. 20031203-0173961, Register's Office for Davidson County, Tennessee and dated November 24, 2003

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters shown on Plat recorded in Book 4860, page 27. 3) Restrictions as contained in Book 4788, page 950, amended in Book 4871, page 640 and Book 4892 Page 689 4) Charter of Rolling River Estates Homeowner's Associaiton of record in Book 4892 Page 671 and Book 8276 page 552

This property is improved property known as 7009 Cotton Blossom Lane, Nashville, Tennessee 37221-0000

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. 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 April, 2005.

William R. Snodgrass

Sara M. Snodgrass

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 William R. Snodgrass and Sara M. Snodgrass, 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 28 day of April, 2005.

Notary Public

My Commission expires: 4/2/08

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

FILE NO: 04860