Davidson County DEEDWARR
Recvd: 05/23/05 08:33 2 pg
Fees:13.00 Taxes:513.56
20050523-0057465

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$138,300.00.**

Affiant

Subscribed and sworn to before me this 18 day of May, 2005

Notary Public

My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Simon Rivas	New address	133-06-0-161.00
305 Wheeler Street		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Heatherstone Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Simon Rivas and Maria Rivas, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots No. 4, 5, 6 and 7 on the plan of J.G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, April 1939, as follows:

BEGINNING on the southerly margin of Wheeler Avenue at a point 264.1 feet east of the easterly margin of the Nolensville Road, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots, southwardly 196.4 feet; thence eastwardly 100 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, northwardly 195.4 feet to the southerly margin of Wheeler Avenue, westwardly 100 feet to the beginning.

Being the same property conveyed to Roy Huddleston, by deed from Philip M. Kleinsmith, on February 8, 2005, of record in Instrument Number 20050217-0018192, Register's Office for Davidson County, Tennessee. And further conveyed to Heatherstone Properties, LLC by Quitclaim Deed from Roy Huddleston of record in Instrument Number 20050421-0044435, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $1,385.45 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 13306-0-161.00.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **305 Wheeler Street, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 18, 2005.

Heatherstone Properties, LLC

By Roy Huddleston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of May 2005, before me, appeared Roy Huddleston to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Trustee of Heatherstone Properties, LLC and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Roy Huddleston acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

