State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $178,000.00

Affiant

Subscribed and sworn before me this the 19th day of May, 2005.

Notary Public My Commission Expires: 11-25-08

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Davidson County DEEDWARR
Recvd: 05/23/05 08:46 2 pg:
Fees:13.00 Taxes:658.60
20050523-0057480

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Roderick Mullins 5033 Countrywide Drive Antioch, Tennessee 37013	5033 Countrywide Drive Antioch, TN 37013	Mortgage Select 538 Broad hollow Road Melville, NY 11747

Map 149 Group 6 Parcel 62

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROSE L. MITCHELL

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

RODERICK MULLINS, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 91 of Pebble Trail, Section I, as of record in Plat Book 6900, page 990, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more accurate and complete legal description.

Being the same property conveyed to Rose L. Mitchell, unmarried by Warranty deed from Javad Salimi, of record in Book 11682 page 923, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 6900, pages 990, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 9176, page 296, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **19th** day of **May, 2005.**

Rose L. Mitchell

Rose L. Mitchell

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Rose L. Mitchell** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand, this **19th Day** of **May, 2005.**

My Commission Expires:
11-25-06

Notary Public