Davidson County DEEDWARR
Recvd: 06/03/05 08:58 2 pgs
Fees:13.00 Taxes:421.43

20050603-0063057

WARRANTY DEED

B-CD-05-3453B

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,900.00

Erika Scivally
Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Erika Scivally	First Franklin a Division of	
3453 Rainwood Drive	112 Townpark Drive, Ste. G150	50-10-C-330 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Kennesaw, GA 30144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DREAMSCAPE BUILDERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIKA SCIVALLY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 60, CHESAPEAKE HOMES, SECTION SIX, PHASE TWO, as shown on plat of record in Instrument No. 20020626-0077004, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Dreamscape Builders, LLC, a Tennessee limited liability company by Warranty Deed from Affordable Housing Resources, Inc., a Tennessee corporation recorded the 30th day of December, 2004 in Instrument No. 20041230-0154686, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3453 Rainwood Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 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/our hand(s) this 26th day of May, 2005.

Dreamscape Builders, LLC
By : Eddie Phillips
Title: President

STATE OF Tennessee
COUNTY OF Davidson

Eddie Phillips

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the undersigned, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the President of Dreamscape Builders, LLC, a TN limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 26th day of May, 2005.

Patrick Moore
NOTARY PUBLIC

My Commission Expires: 4-25-06

PATRICK MOORE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903