Davidson County DEEDWARR
Recvd: 07/14/05 15:21 2 pg
Fees:13.00 Taxes:314.50

20050714-0081982

WARRANTY DEED

G-CD-05-02020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. S. RUDY

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:	MAP-PARCEL NUMBERS
John Rula	America's Wholesale Lender	
2020 Beech Avenue, Unit A4	(NAME) 750 Old Hickory Blvd. #180	
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Brentwood, TN 37027	105-10A-101.00 CO
(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 ROBBIN BACH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN RULA, A MARRIED MAN, 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, TENNESSEE, BEING UNIT NO. A-4, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BEECHTREE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 11174, PAGE 284, AMENDED IN BOOK 11680, PAGE 193, REGISTER'S OFFICE FOR SAID COUNTY, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN FOR BEECHTREE CONDOMINIUMS ATTACHED AS THE EXHIBIT MAP TO THE AFOREMENTIONED MASTER DEED OF RECORD IN BOOK 11174, PAGE 284, AMENDED IN BOOK 11680, PAGE 193, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ERIC P. JOHNSON, MARRIED AND KIRK P. JOHNSON, MARRIED TO ROBBIN BACH AS RECORDED ON THE 4TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031104-0161870 AND WARRANTY DEED FROM CABANA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO ERIC P. JOHNSON AND KIRK P. JOHNSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 29TH DAY OF AUGUST, 2000 IN INSTRUMENT NO. 200008290085133, 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 including those of record in Book 11174, page 328; Book 11174, page 284; Book 11680, page 193; Book 11163, page 16; and Book 11174, page 326, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2020 Beech Avenue, Unit A4, Nashville, Tennessee 37204
(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 8th day of July, 2005.

Robbin Bach
Robbin Bach

STATE OF Tennessee
COUNTY OF Davidson

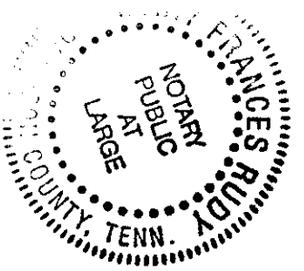
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robbin Bach, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903