WARRANTY DEED

G-CD-05-00314

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: NOV. 22, 2008
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/03/05 15:40 2 pgs
Fees:13.00 Taxes:366.30

20050803-0091327

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
Carlos Grijalva	America's Wholesale Lender	
900 19th Avenue South, #314	(NAME) P.O. Box 961206 .FTWX-22	
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Fort Worth, TX 76161	92-16B 35.00 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 MARY ANN ROBERTS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLOS GRIJALVA AND CYNDYA SHIBAO, 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 LOTS 163, 164, 165, 166, 167, 168 AND 169 ON THE PLAN OF O. B. HAYES SECOND PLAN OF SMALL LOTS IN NASHVILLE, OF RECORD IN PLAT BOOK 1, PAGE 81, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, AND FURTHER KNOWN AS:

UNIT NO. 314 ON THE PLAN OF UNIVERSITY SQUARE CONDOMINIUM APARTMENTS OF RECORD IN BOOK 6900, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS AS SHOWN IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7051, PAGE 529, AS AMENDED IN BOOK 7119, PAGE 884, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES EDWARD ROBERTS AND WIFE, MARY ANN ROBERTS, BY WARRANTY DEED FROM UNIVERSITY SQUARE JOINT VENTURE, RECORDED ON THE 3RD DAY OF MAY, 1989, IN DEED BOOK 7831, PAGE 440, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Charles Edward Roberts having since died, leaving Mary Ann Roberts as the surviving tenanty by the entirety.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 2900, Page 124; Book 7051, Page 529; Book 7119, Page 884; Book 7078, Page 443; said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 900 19th Avenue South, #314, Nashville, Tennessee 37212
(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 29th day of July, 2005.

Mary Ann Roberts

Mary Ann Roberts

STATE OF Tennessee
COUNTY OF Davidson

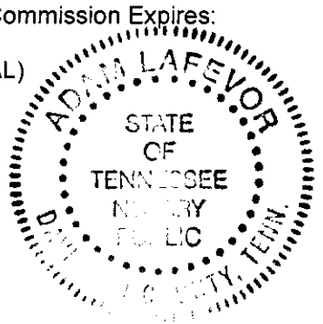
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann Roberts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 29th day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903