STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $83,500.00.

Subscribed and sworn to before me, this 1st day of July, 2005.

Affiant

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN 9-24-05

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Davidson County DEEDWARR
Recvd: 08/05/05 16:03 2 pgs
Fees:13.00 Taxes:308.95

20050805-0092830

WARRANTY DEED

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Nick F. Perez Dolly Anne Perez 4449 & 4451 Ginabrooke Drive Hermitage, Tennessee 37076 MAP & PARCEL NO. 087-13-0/004.00	NICK F. PEREZ 5947 POST RD NASHVILLE, TN 37205

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mark Rodriguez, a married person

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Nick F. Perez and wife, Dolly Anne Perez,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Gina Hill, of record in Book 6800, Page 76, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark Rodriguez by Warranty Deed from Lanie Tran, dated May 8, 1995, and filed of record on May 10, 1995, in Book 9668, page 321, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2005, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6800, PAGE 76; (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 4449 & 4461 Ginabrooke Drive Hermitage, TN 37076

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES 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 GRANTEES, 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.

THIS PROPERTY IS NOT A MARITAL RESIDENCE, HAS NOT BEEN RESIDED IN BY SELLER, SPOUSE OR ANY DEPENDENT CHILDREN, AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 26-2-307 OR OTHER SIMILAR STATUTE

WITNESS MY HAND THIS 1ST DAY OF July, 2005.

Mark Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2005, before me personally appeared Mark Rodriguez, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be he/his free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMES L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED