THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21134S

Davidson County DEEDWARR
Recvd: 08/09/05 08:11 3 pgs
Fees:18.00 Taxes:651.20
20050809-0093810

MAP/GROUP/PARCEL: 108-134

NEW OWNER'S NAME AND ADDRESS:
DAVID S. RODRIGUEZ
3089 Elm Hill Pike
Nashville, TN 37214

SEND TAX BILLS TO:
DECISION ONE MORTGAGE COMPANY
6060 JA JONES DRIVE STE 1000
CHARLOTTE, NC 28287

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SAMUEL C. LAKE and KATHERINE L. LAKE, husband and wife, hereinafter called Grantors, does hereby transfer and convey unto, DAVID S. RODRIGUEZ, AN UNMARRIED MAN his heirs and assigns, hereinafter called Grantee, property described as follows:

Tract 1:

Land in Davidson County, Tennessee, being part of Lot 6 in the Division of the lands of John Blair deceased, of record in Minute Book "F", page 44, of the County Court for said County.

Beginning in the center of Elm Hill Pike, at a point 358 feet east of the northwest corner of the property conveyed to Georgia Hobson Colyar, a widow, by deed from Marguerite Hobson and Mary Frances Hobson, of record in Book 2447, page 169, Register's Office for said County, said point being 200 feet west of Blair's northwest corner and Colyar's northeast corner; thence with the center of said Pike south 86 degrees 15 minutes east 100 feet to a point; thence south 2 degrees 25 minutes west 300 feet to an iron pin ;thence north 86 degrees 15 minutes west 100 feet to an iron pin; thence North 2 degrees 25 minutes east 300 feet to he point of beginning

Tract 2

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the map of the Division of the Lands of John Blair, deceased, of record in Minute Book "F", page 440, County Court for said County, described according to a survey made by T. R. Sanford, Surveyor, April 25, 1961, as follows:

Beginning at a point in the center of Elm Hill Pike at he northeast corner of the property conveyed to John William Shankle and wife, by deed from Georgia Hobson Colyar, as of record in Book 3224, page 441, Register's Office for said County; thence with said Shankle's easterly line south 2 degrees 25 minutes west 300 feet to an iron pin; thence south 86 degrees 15 minutes east 100 feet to a rock with a cross cut thereon in Will Blair's westerly line; thence with Will Blair's westerly line north 2 degrees 25 minutes west 300 feet to the center of said Pike; thence with the center of said Pike north 86 degrees 15 minutes west, 100 feet to the beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance from Samuel C. Lake and wife, Katherine L. Lake to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8394, page 911, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 3089 ELM HILL PIKE, Nashville, TN 37214.

BEING the same property conveyed to Grantor herein by deed of record in Book 4989, Page 126, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Samuel C. Lake
SAMUEL C. LAKE

Katherine L Lake
KATHERINE L. LAKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, SAMUEL C. LAKE and KATHERINE L. LAKE, husband and wife, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 29th day of July, 2005.

Sharon M Garner
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/24/07

SHARON M. GARNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $176,000.00.

Paul S. Rodney

AFFIANT

Sworn to and subscribed before me, this the 29th day of July, 2005.

Sharon M Garner

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/24/07

