Box 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 133,900.00

AFFIANT / NOTARY

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC Affiant

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Daniel P. Valencia et ux	SE Financial FCU	MAP:
304 Alice Avenue	444 James Robertson Pkwy.	Parcel:147-07 202.00
Nashville, TN 37211	Nashville, TN 37219	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RIVER CREST HOMES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DANIEL P. VALENCIA and wife, JULIA ESPINOZA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 304 Alice Avenue, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 2nd day of September, 2005.

River Crest Homes, LLC

By: _____

William W. Depietro, Cheif Manager of RiverCrest Homes, LLC

Davidson County DEEDWARR
Recvd: 09/07/05 11:26 2 pgs
Fees:13.00 Taxes:495.43
20050907-0107428

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, William W. Depietro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Cheif Manager of RIVER CREST HOMES, LLC, the within named barganor, a corporation, and that William W. Depietro, acting in such capacity, and authorized so to do, executed the foregoing .nstrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 2nd day of September, 2005.

Notary Public _____

My Commission Expires: _____

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NOS. 26, XXXXXXXX RESUBDIVISION OF LOTS 26-29 PRITCHETT LAND, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 7900, PAGE 277, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RIVER CREST HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM ROBBIE MAE DAVIS N/K/A ROBBIE MAE DAVIS GUNN, RECORDED ON THE 30TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050330-0034293, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.