WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$127,500.00.**

Affiant

Subscribed and sworn to before me this 26th day of AUGUST, 2005.

Notary Public
My Commission expires: 7/01/09
(Affix Seal)

ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/20/05 10:24 2 pgs
Fees:13.00 Taxes:471.75
20050920-0112838

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan D. Rhodes	SAME /BANK OF AMERICA	061-11-0-106.00
1009 Matthews Avenue	P O Box 17404	
Nashville, TN 37216	Baltimore, MD 21297-1404	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tri-Star Homes, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan D. Rhodes, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 19 on the plan of Re-Subdivision of Lot 11 to 17, inclusive, of I.C. McMahan's Maplewood Tract, of record in Book 547, page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 19 fronts 50 feet on the northerly side of Matthews Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Tri-Star Homes, Inc., a Tennessee Corporation, from Linda Lou Fudge, by deed on April 8, 2005, of record in Instrument Number 20050414-0041550, corrected and re-recorded in Instrument Number 20050825-0101396, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 114, Register's Office Davidson County, Tennessee.

This is improved property known as: **1009 Matthews Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 26TH day of AUGUST, 2005.

Tri-Star Homes, Inc., a Tennessee Corporation

as President for Tri-Star Homes.

By Justin Southwick
President, Tri-Star Homes, Inc.

STATE OF TENNESSEE

COUNTY OF Williamson

On this 26TH day of August, 2005, before me, appeared Justin Southwick to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Tri-Star Homes, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Justin Southwick acknowledged said instrument to be the free act and deed of said corporation (or association).

WITESS my hand and seal at office the day and year above written.

Tracey Herron

NOTARY PUBLIC

My Commission Expires:

7.18.09

