Davidson County DEEDWARR
Recvd: 09/30/05 10:07 2 pg:
Fees:13.00 Taxes:444.00
20050930-0117588

This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Nancy Aviles
501 Robbie Ann Court
Madison, Tennessee 37115

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 52-1-C
PARCEL 25.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, SOLUTION HOME BUYERS, INC., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nancy Aviles, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 25, on the Plan of Neely's Chase, of record in Plat Book 7900, Page 196, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to SOLUTION HOME BUYERS, INC., by deed from ROYALTY PROPERTIES, LLC of record in INST: 20050104-0001165, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Plat Book 7900, Page 196; Charter for Neeley's Chapel Home Owners Association of record in Book 7910, Page 829, said Register's Office.

Taxes for 2005 have been pro-rated and paid.

This is improved property known as 501 Robbie Ann Court, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nancy Aviles, unmarried, her heirs and assigns, forever; and SOLUTION HOME BUYERS, INC. does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 23rd day of September, 2005.

SOLUTION HOME BUYERS, INC.

Sean Queen, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sean Queen as President of SOLUTION HOME BUYERS, INC., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of September, 2005.

NOTARY PUBLIC

HAROLD REEVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-23-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 120,000.00.

AFFIANT

Subscribed and sworn to before me this 23 day of September, 2005.

NOTARY PUBLIC
My Commission Expires: [illegible]

My Commission Expires Nov. 25, 2006