WARRANTY DEED

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 2005

Notary Public

MY COMMISSION EXPIRES: 8/31/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tishaun Clements Bey (NAME)	First Franklin, A Division of (NAME)	074-12-0-164.00
5015 Bonnavista Drive (ADDRESS)	320 Seven Springs Way, Ste. 200 (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mark R. Rodriguez and wife, Judy L. Rodriguez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tishaun Clements Bey, Unmarried

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

Property located at: 5015 Bonnavista Dr, Davidson County, Hermitage, TN 37076
AND:

Being Lot No. 496 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark R. Rodriguez on 07-26-95, by deed from Deborah Sykes, filed for record on 07-31-95, in Book 9744, page 546, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/10/05 13:34 2 pgs
Fees:13.00 Taxes:444.00

20051010-0122188

unimproved ( )
This is improved (X) property, known as 5015 Bonnavista Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

Witness our hand s this 5th day of October 2005

Mark R. Rodriguez

Judy L. Rodriguez

Judy L. Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark R. Rodriquez and wife, Judy L. Rodriquez

the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory Tennessee, this 5th day of October, 2005.

Commission expires 3/31/09

C. FORNEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public