McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
~~615-377-3319~~

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/05 09:55 2 pgs
Fees:13.00 Taxes:425.50

20051123-0141573

G-ERA-05-3321

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$115,000.00~~ $115,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 11 may 09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

E. DWAYNE LANNOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Maria D. Rivera	New Owner	
3321 Towne Village Road	(NAME)	150-7-393.00
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LISA M. LOFTON, CARL BERLIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIA D. RIVERA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 374, SECTION FOUR-B, TOWNE VILLAGE OF THE COUNTRY, as shown on plat of record in Plat Book 6250, Page 496, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gregory K. Lofton and wife, Lisa M. Lofton by Deed from William Scott Buhler and wife, Diane M. Donovan Buhler, recorded on the 4th day of December, 1992 Deed Book 8805, Page 312, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Lisa M. Lofton by Quitclaim Deed from Gregory K. Lofton, recorded in Inst. No. 20051122-0141183, said register's office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3321 Towne Village Road, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 18th day of November, 2005.

Lisa M. Lofton

Carl Berlin

E. DWAYNE LANNOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

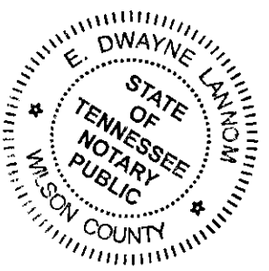
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa M. Lofton and husband, Carl Berlin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 2005.

E. Dwayne Lannom
Notary Public

My Commission Expires:

(SEAL) 11 May 09



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903