WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 134,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF NOVEMBER, 2005.

NOTARY PUBLIC

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
Clemente Blanco	Same	MAP:147-07
306 Alice Avenue		Parcel:201.00
Nashville, TN 37211	,	

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, A TENNESSEE LIMITED LIABILITY COMPANY,

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

CLEMENTE BLANCO, AN UNMARRIED MAN

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 306 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 29th day of November, 2005.

River Crest Homes, LLC, a Tennessee limited liability company,

BY: _____
William W. Depietro, Member/Chief Manager

Davidson County DEEDWARR
Recvd: 12/14/05 14:15 2 pgs
Fees:13.00 Taxes:497.65

20051214-0150311

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 chief manager of RIVER CREST HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,, the within named barganor, a corporation, and that William W. Depietro, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 29th day of November, 2005.

Notary Public _____

My Commission Expires: _____



EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 27, 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 PART OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ROBBIE MAE DAVIS N/K/A ROBBIE MAE DAVIS GUNN TO RIVER CREST HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 30TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050330-0034293 AND ALSO BEING CONVEYED BY WARRANTY DEED FROM ADA DAVIS TO GEORGE M. DAVIS AND WIFE, ROBBIE MAE DAVIS AS RECORDED ON THE 23RD DAY OF APRIL, 1959 IN BOOK 2902, PAGE 275, 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.