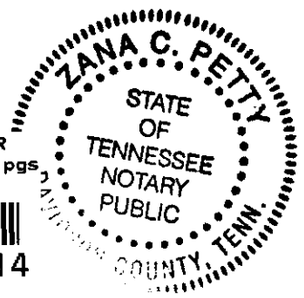
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/15/05 14:30 2 pgs
Fees:13.00 Taxes:1387.50



20051215-0150814

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2005

Notary Public

MY COMMISSION EXPIRES: ~~01/24/09~~ 1/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ramona S. Rodriguez	American Home Mortgage	Map 54
217 Rising Sun Ln.	538 Broadhollow Rd.	Group 14
Old Hickory, TN 37138	Melville, NY 11747	Parcel 34

FOR AND IN 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

Suma Srinivas and husband, Naveen Srinivas

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ramona S. Rodriguez and husband, Eduardo T. Rodriguez
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:

LAND in Davidson County, Tennessee, being Lot No. 96 on the Plan of Brandywine Farms, Section Two, as of record in Book 3700, Page 28, Register's Office for said County.

Said Lot No. 96 fronts 142 feet on the northeasterly side of Rising Sun Lane and runs back 313.9 feet on the northwesterly line and 268.4 feet on the southeasterly line to a broken line in the rear on which it measures 137.6 feet.

Being the same property conveyed to Suma Srinivas by Quitclaim Deed from Naveen Srinivas, of record in Book 7030, Page 988, Register's Office for said County. See also deed of record in Book 6077, Page 650, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3816, Page 544, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 28, said Register's Office.

The said Naveen Srinivas joins in this conveyance to convey any and all marital interest he may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 217 Rising Sun Ln., Old Hickory, TN 37138

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 my hand this 12th day of December, 2005.

Suma Srinivas

Naveen Srinivas

FILE BOX 45

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 Suma Srinivas and husband, Naveen Srinivas, 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 Nashville, Tennessee, this 1th day of December, 2005.

My Commission Expires: ~~01/24/09~~
3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45