Bot 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 130,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF DECEMBER, 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
Maria Perez	SE Financial FCU	MAP:
308 Alice Avenue	444 James Robertson Pkwy.	Parcel:147-7-200.00
Nashville, TN 37211	Nashville, TN 37219	

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,

RIVERCREST HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

MARIA PEREZ, AN UNMARRIED WOMAN

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 308 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 16th day of December, 2005.

Rivercrest Homes, LLC, a Tennessee Limited Liability Company

BY:

William W. Depietro, Chief Manager of RiverCrest Homes, LLC

Davidson County DEEDWARR
Recvd: 12/20/05 09:10 2 pgs
Fees:13.00 Taxes:481.00
20051220-0152309

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 RIVERCREST 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 16th day of December, 2005.

Notary Public

My Commission Expires:

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 28 ON THE PLAN OF THE RESUBDIVISION OF LOT NOS. 26, 27, 28 AND 29 OF THE SUBDIVISION OF PRICHETT LAND, as shown on plat of record in Plat Book 7900, Page 277, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to River Crest Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Robbie Mae Davis N/K/A Robbie Mae Davis Gunn, recorded the 30th day of March, 2005, in Instrument No. 20050330-0034293, Register's Office for Davidson County, Tennessee. The said George M. Davis having died 10/23/1980 and Jacob Gunn having died 09/09/1999. Being also a part of the same property 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; clarified in Deed from John Sharber and wife Lula Sharber, Mary Elizabeth Collins Reeves, Clarence Collins, Jr., Robbie Collins Goolsby, Clarissa Collins Jenkins and Carrie Collins Stratton (being all the heirs at law of Clarence Collins and wife, Martha Maxwell Collins, deceased, and John Collins), Ada Davis (her husband, Robert Davis, being deceased and her only child and heir at law being Robbie Mae Davis), Maggie
Rucker, Robert F. Taylor and wife Stella Taylor to George M. Davis and wife, Robbie Mae Davis as recorded on the 27th day of August, 1959 in Book 2959, Page 206, 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.