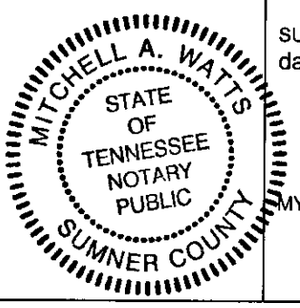
Davidson County DEEDWARR
Recvd: 12/29/05 11:06 2 pgs
Fees:13.00 Taxes:716.38

20051229-0156093



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,616.00

Raymond L. Pereira
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Raymond L. Pereira	Raymond L. Pereira	126-16-0 A
1449 Bending River Road	1449 Bending River Road	GROUP
Nashville, Tennessee 37221	Nashville, Tennessee 37221	PARCEL 418.99 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Three Thousand Six Hundred Sixteen Dollars and Zero Cents ($193,616.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Rochford Realty and Construction Co., Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Raymond L. Pereira and wife, Eloise T. Pereira, 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.

BEING Lot No. 551 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown on the plat of record as Instrument No. 20050215-0016985 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee corporation, by deed dated march 15, 2005, from Riverwalk Development Partners, Inc., a Tennessee corporation, of record as Instrument No. 20050318-0029884 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved

improved ☒ property known as 1449 Bending River Road, Nashville, Tennessee 37221

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 Grantor does covenant with the said Grantees 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, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 29th day of December, 2005.

Rochford Realty and Construction Co., Inc.

By: James G. Morrissey

James G. Morrissey
Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James G. Morrissey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Vice President of Rochford Realty and Construction Co., Inc., the within named bargainor, a corporation, and that he/she as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President.

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

Notary Public

My Commission expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY