RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

WARRANTY DEED

LYNDA KAYE JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 2006
Notary Public
MY COMMISSION EXPIRES: 11/23/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosario Arias Brown (NAME)	New owner (NAME)	MAP: 52-13
1217 Alandee Street (ADDRESS)	(ADDRESS)	GROUP: B
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL: 308 C0

FOR AND 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, Stephanie A. McDavis Sherels

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

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. 38 on the Plan of River Glen, Phase 3, Section 3 of record in Instrument Number 20020917-0113232, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Instrument Number 20031223-0182639, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Subject to Restrictions, Covenants, conditions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020425-0051349, Register's Office for Davidson County, TN.

Master Deed for River Glen, A Horizontal Property Regime, as of record in Book 7566, Page 571, and By-Laws of River Glen Homeowner's Association attached thereto.

Water and Sanitary Sewer Easements of record in Book 7061, Page 196, Register's Office for Davidson County, Tennessee.

Charter of River Glen Homeowner's Association of record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee.

All matters appearing on the plan of record in Plat Book 6900, Page 650, 651

CONTINUED

Davidson County DEEDWARR
Recvd: 03/09/06 09:14 3 pgs
Fees:18.00 Taxes:527.25
20060309-0027376

unimproved ( )
This is improved (X) property, known as 1217 Alandee Street, Nashville, TN 37214
(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 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 27th day of February 2006

Stephanie A. McDavis Sherels

Stephanie A. McDavis Sherels

Jeffrey Sherels

LEGAL DESCRIPTION CONTINUATION

and 671, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20010816-0088874, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for River Glen Phase III of record in Instrument Number 20020425-0051349, Register's Office for Davidson County, Tennessee.

Charter of River Glen Homeowner's Association of record in Instrument 20020425-0051348, Register's office for Davidson County, Tennessee.

Conveyance of Common Areas to River Glen Homeowner's Association of record in Instrument Number 20020503-0054718, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of River Glen Open Space One, Part of a Planned Unit Development of record in Instrument Number 20030319-0036614, Register's Office for Davidson County, Tennessee.

Easements of record in Book 7296, Page 484, Book 11030, Page 1731 and Book 3961, Page 681, Register's Office for Davidson County, Tennessee.

Jeffrey Sherels, husband of Stephanie A. McDavis Sherels, joins in this conveyance to convey all right, title and interest he may have in the above referenced property.

LYNDA KAYE JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 bargainor, Stephanie A. McDavis Sherels with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2006.

Commission expires 1/23/2010

Lynda Kaye Jones
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Sherels the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Arlington, Texas this 25 day of February, 2006.

8/29/09
My commission expires:

Danielle Cook
Notary Public

NOTARY PUBLIC STATE OF TEXAS
DANIELLE COOK
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-29-09