Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref(_____) Title No: 47011
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/22/06 11:19 2 pgs
Fees:13.00 Taxes:903.13
20060522-0059749

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kimberly A. Garcia Tate Falduto 1405 South Glenleigh Court Nashville, Tennessee 37221	Bank of America 9000 Southside Blvd. Jacksonville, Florida 32256

TAX MAP-PARCEL NUMBERS: 142130B00233CO

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$244,089.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rochford Realty & Construction Co., Inc.,** a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly A. Garcia and spouse, Tate Falduto** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Riverside Phase 6 of record in Doc. No. 20050215-0016980, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Rochford Realty & Construction Co., Inc. by deed from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr., and Mary Handly Beard of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20050215-0016980, said Register's Office, which Plan shows minimum building setback lines to be determined from Metro Zoning Ordinances, and a 20 & 10 foot easement for public utility and drainage purposes along the front and broken rear line(s) of said lot, respectively; A 5 foot easement for public utility and drainage purposes along the northerly line of said lot; Subject to a water line along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619, Book 7405, page 780, Instrument No. 20040419-0044162, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1405 South Glenleigh Court, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of May, 2006.

Rochford Realty & Construction Co., Inc.

By: James G. Morrissey
Title: **Vice President**

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, 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 and was identified as **Vice President** (or other officer authorized to execute this instrument) of **Rochford Realty & Construction Co., Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 19th day of May, 2006.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $244,089.00

Affiant

Sworn and subscribed before me this the 19th day of May, 2006.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public