McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES [illegible] 2009

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF July, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erwin Lopez 2329 Willesden Green Hermitage TN 37076	New Owner	Map 86-08, Group A Parcel 59

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,

Walter A. Rouse and wife, I. Lucille Rouse

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Erwin Lopez, unmarried

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. 444 ON THE PLAN OF PHASE III-A CAMDEN WOODS, OF RECORD IN BOOK 7900, PAGE 571, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO WALTER A. ROUSE AND WIFE, I. LUCILLE ROUSE BY DEED FROM CINDY C. TERRY, AN UNMARRIED PERSON, DATED JULY 22, 1998, AND OF RECORD IN BOOK 11032, PAGE 870, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee.
3) Property is subject to Camden Woods, Phase III-A, a Planned Unit Development, Charter of record in Book 7661, Page 32, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 7620, Page 583, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7620, Page 561, Book 7620, Page 564, amended in Book 7657, Page 580, amended in Book 7675, Page 926, Book 9036, Page 329, Book 9231, Page 737, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 7620, Page 561, Book 7620, Page 564, amended in Book 7657, Page 580, amended in Book 7675, Page 926, Book 9036, Page 329, Book 9231, Page 737, Register's Office for Davidson County, Tennessee.
5) Mortgage Loan Inspection by John Kohl & Company, P.C. shows an encroachment by the deck onto the utility and drainage easement along the rear of the property.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2329 Willesden Green, Hermitage, TN 37076
(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 our hand(s) this 19 day of July, 2006.

Walter A. Rouse
Walter A. Rouse

I. Lucille Rouse
I. Lucille Rouse

Davidson County DEEDWARR
Recvd: 08/02/06 11:44 2 pgs
Fees:13.00 Taxes:710.40

20060802-0093937

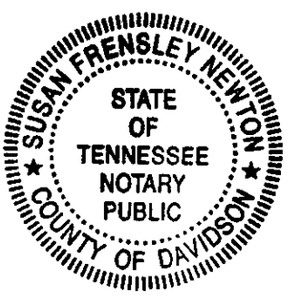
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Walter A. Rouse and wife, I. Lucille Rouse, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of July, 2006.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076