WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Francesca Rivas	**First Franklin Financial Corp.**	**71-11-150**
(NAME) **335 Pullen Avenue**	(NAME) **320 Seven Springs Way #200**	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Brentwood, Tennessee 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **A Place in the Sun Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Francesca Rivas, a single person**, 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. 14 on the Map of S. A. Buchanan's Re subdivision of Lots in Trinity Heights Addition, of record in Book 547, Page 166, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Said Lot No. 14 fronts 50 feet on the northerly side of Pullen Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to A Place in the Sun, Inc. by deed from Tina Y. Tsui, a married woman of record in Instrument No. 20051229-0156211 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **335 Pullen Avenue, Nashville, TN 37207**

(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 1st **day of** Aug, **2006.**

A Place in the Sun Inc.

Tina Y. Tsui

By: Tina Tsui - President

Davidson County DEEDWARR
Recvd: 08/09/06 13:52 2 pgs
Fees:13.00 Taxes:610.50

20060809-0098085

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared and **Tina Y. Tsui** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to herself to be the **President** of **A Place in the Sun, Inc.**, the within named bargainor, and that as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by **herself** as **President.**

Witness my hand and official seal at Nashville, Tennessee this 15th **day of** Aug, **2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Justin Tatum Notary Public