WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-REMAX-06-1925

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Lopez	Maria Lopez	
1925 Welsenboro Circle (ADDRESS)	(NAME) 1925 Welsenboro Circle (ADDRESS)	86-8-106
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EVAN H. RIVERS AND WIFE, SARA L. RIVERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIA LOPEZ, married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 350 ON THE PLAN OF PHASE VII, JACKSONS RETREAT, AS OF RECORD IN PLAT BOOK 6900, PAGES 401, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO EVAN H. RIVERS AND WIFE, SARA L. RIVERS BY WARRANTY DEED FROM WILLIAM JOHN AERTS AND WIFE, STORMEY BRADY AERTS, RECORDED IN DEED BOOK 10520, PAGE 727, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6900, PAGE 401 & 402, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1925 Welsenboro Circle, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 14th day of August, 2006.

Evan H. Rivers by Sara L. Rivers Attorney-in-fact
Evan H. Rivers
by Sara L. Rivers, Attorney-in-Fact

Sara L. Rivers

Davidson County DEEDWARR
Recvd: 08/17/06 12:30 2 pgs
Fees:13.00 Taxes:632.70
20060817-0101620

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara L. Rivers, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 14th day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 8, 2010

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of August, 2006, before me personally appeared Sara L. Rivers to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Evan H. Rivers and who acknowledged he/she/they executed the same as the free act and deed of the said Evan H. Rivers.

Witness my hand and official seal, this the 14th day of August, 2006.

Notary Public

My Commission Expires:



My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903