Davidson County DEEDWARR
Recvd: 07/02/07 11:56 2 pgs
Fees:13.00 Taxes:703.00

20070702-0078591

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy. Ste. G
Hermitage, TN 37076

DONALD R. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this ___ day of June, 2007.

Notary Public
My commission expires:

15-0706-151146

Address of New Owner:	Send Tax Bills to:	Tax Information
Patricia Sanderson 519 Colice Jeanne Road Nashville TN 37221	New owner	142-11-0 101.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald Insalaco, Managing Member of RP Property Acquisitions, LLC, a California limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patricia Sanderson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: unnamed

Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of Section Two, Valley West, of record in Book 3600, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bhavana K. Singh, married by deed from Dharmdeo Narayan Singh and wife, Reva K. Singh, dated February 20, 2002, recorded February 28, 2002, of record in Instrument No. 20020228-0025674, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to New Century Mortgage Corporation by Trustee's Deed from Benjamin T. Jones, Co-Trustee, dated September 14, 2006, recorded September 25, 2006, of record in Instrument No. 20060925-0118025, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to RP Property Acquisitions, LLC by Quitclaim Deed from New Century Mortgage Corporation, dated March 9, 2007, recorded May 23, 2007, of record in Instrument No. 20070523-0061476, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 519 Colice Jeanne Road, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of June, 2007.

RP Property Acquisitions, LLC

By: _____
Ronald Insalaco, Managing Member

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald Insalaco, Managing Member of RP Property Acquisitions, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Nashville, TN~~ Los Angeles, CA, this 26 day of July, 2007.

Diane Scioli, Notary Public
State of California at Large

My Commission expires: March 22, 2011

DIANE SCIOLI
Commission # 1733183
Notary Public - California
Orange County
My Comm. Expires Mar 22, 2011