ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Javier Francisco Rodriguez		Map: 83-2
1315 McKennie Avenue	New Owner	
Nashville, TN 37206		Parcel: 2

This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205

Davidson County DEEDWARR
Recvd: 02/04/08 10:59 2 pgs
Fees:13.00 Taxes:1110.00

20080204-0011237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Ronald H. Richards, Sr.,** a married man, (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto, **Javier Francisco Rodriguez,** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> BEING Lot No. 18 on the Map of John W. Love's Subdivision of Greenwood, as shown of record in Book 332, Page 4, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Ronald H. Richards, Sr. by Warranty Deed from Marshall Weaver, II and wife, Emma H. Weaver recorded the 16th day of February, 2006 in Instrument No. 20060216-0019066, in the Register's Office for Davidson County, Tennessee.
>
> The above described real property is not the homestead of either Mona Richards or Ronald H. Richards, Sr. and never has been and is investment property owned by Ronald H. Richards, Sr. Mona Richards has no legal interest in the subject property.

This conveyance is subject to:

1. **Taxes for the year 2008 and subsequent years, a lien not yet due and payable.**

This is improved property known as 1315 McKennie Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $300,000.00.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Affiant

Subscribed and sworn to before me this 30th day of JANUARY, 2008.

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28TH day of JANUARY, 2008.

RONALD H. RICHARDS, SR.

By: Ronald H. Richards, Jr.
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30TH day of JANUARY, 2008, before me personally appeared Ronald H. Richards, Jr., to me known to be the person who executed the foregoing instrument on behalf of Ronald H. Richards, Sr. and who acknowledged that he executed the same as the free act and deed of the said Ronald H. Richards, Sr.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of JANUARY, 2008.

Notary Public

My Commission Expires: _____

JOSEPH V. FERRELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/08

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212