WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,550.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

ADAM T. GREGOR — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TN

B-JG-08-4950

Davidson County DEEDWARR
Recvd: 02/04/08 11:00 2 pgs
Fees:13.00 Taxes:497.84

20080204-0011244

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
James Conley Sells III	WELLS FARGO BANK, N.A.	
4950 Packard Dr.	(NAME) 2600 Lake Lucien Drive, Ste. 312	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Maitland, FL 32751	14813019100
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SELVIN ROSALES AND WIFE GLENDA Y. ROSALES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES CONLEY SELLS III AND RACHELLE L. SELLS, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 6, PLAN OF FAIRLANE PARK ANNEX, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2854, PAGE 88, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GLENDA Y. ROSALES, MARRIED, AND ORLANDO ANTONIO CARIAS, UNMARRIED TO SELVIN ROSALES AND WIFE, GLENDA Y. ROSALES AS RECORDED ON THE 6TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041006-0120815 AND WARRANTY DEED FROM DEE G. SLOAN AND HUSBAND DENNIS C. SLOAN TO GLENDA Y. ROSALES MARRIED AND ORLANDO ANTONIO CARIAS UNMARRIED AS RECORDED ON THE 16TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020716-0085179, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SELVIN ROSALES IS A/K/A SELVIN DE JESUS ROSALES.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 4950 Packard Drive, Nashville, Tennessee 37211
(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 24th day of January, 2008.

Selvin Rosales by [illegible] Ros Power of Attny
Selvin Rosales

Glenda Y Rosales



STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of January, 2008, before me personally appeared Glenda Y Rosales 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 Selvin Rosales and wife Glenda Y. Rosales and who acknowledged he/she/they executed the same as the free act and deed of the said Selvin Rosales and wife Glenda Y. Rosales.

Witness my hand and official seal, this the 24th day of January, 2008.

Tonya R Lawhorn
Notary Public

My Commission Expires: 11-22-10

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