PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 07/01/08 14:50 3 pgs
Fees:18.00 Taxes:734.45
20080701-0067956

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(___gj___) Title No: 49460
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sydney Benedito 2805 Call Hill Road Nashville, Tennessee 37211	Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 172120B29300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$198,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Troy Edward Rhodes and spouse, Melissa McNaull Rhodes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sydney Benedito** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 465 on the Plan of Bradford Hills, Section Thirteen of record in Book 7900, page 6, as amended in Book 7900, page 661, Register's Office for said County.

Said Lot No. 465 fronts 64.00 feet on the easterly margin of Call Hill Road and extends back between parallel lines 110.00 feet to a dead line in the rear, measuring 64.00 feet thereon.

Being the same property conveyed to Melissa McNaull Rhodes erroneously stated as Melissa McNault Rhodes and husband, Troy Edward Rhodes by Warranty Deed from Clifton Gallon ,III and wife, Nichelle R. Gallon dated May 29 2002 and recorded on June 4, 2002 of record in Doc. No. 20020604-0067512, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 6, as amended in Book 7900, page 661, said Register's Office, which Plan shows a 20 foot minimum building setback line from Call Hill Road, together with a designated building envelope; A 2.5 x 25 foot utility anchor easement located on the northwesterly and southwesterly front corners of said lot; Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services of record in Book 9988, page 919 and Book 9988, page 923, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170 and By Laws in Book 8071, page 531 and Book 9227, page 681, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2805 Call Hill Road, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2008.

Troy Edward Rhodes
Troy Edward Rhodes

Melissa McNaull Rhodes
Melissa McNaull Rhodes

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2008 , before me the undersigned authority, personally appeared Troy Edward Rhodes and Melissa McNaull Rhodes , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 23, 2009

Deborah Gail Johnson
Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $198,500.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2008

Michelle Lee Reynolds
Notary Public

My Commission Expires: June 20, 2011

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

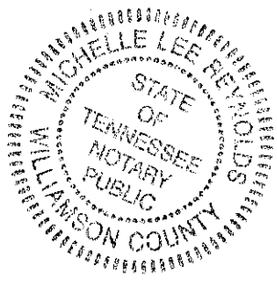
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L Reynolds, a notary public for this county and state Christopher R Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011