WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00**

Affiant

Subscribed and sworn to before me this 19th day of September, 2008

Notary Public
My Commission expires: 4-15-12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Vince Santoro and Barbara Santoro husband and wife	Vince Santoro and Barbara Santoro husband and wife	145-09-0-067.00
1440 Otter Creek Road	115 Chatsworth Drive	
Nashville, TN 37215	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ricardo Rodriguez**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Vince Santoro and Barbara Santoro, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 7th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, January 6, 1956, as follows:

Beginning in the center of New Otter Creek Road, at the intersection of the center line of said road, and the southern boundary line of the property conveyed to Thelma Wenzel, by deed from Willie Hunt and husband of record in Book 921, page 571, and by deed of correction in Book 971, page 482, Register's Office fro said County; thence with the Wenzels southern boundary line, North 89 deg. 15 min. West 328.3 feet to a post to Southwest corner of said Wenzel's property; being in the eastern boundary line of the Rucker property; thence with said Rucker's eastern boundary line, South 3 deg. 45 min. West 671 feet to the intersection of the center line of the Old and New Otter Creek Roads; thence with the center of said New Otter Creek Road, North 25 deg. 30 min. East 100 feet; North 22 deg. 30 min. East 300 feet; North 25 deg. 20 min. East 100 feet; North 34 deg. East 100 feet; North 40 deg. 15 min. East 100 feet and North 47 deg. East 72 feet to the Beginning, containing 2 acres, more or less.

Being the same property conveyed to John R. D. Rodriguez, by deed from Pamela J. Bogie Price and husband, Gary L. Price, on September 10, 1982, of record in Book 5939, page 509, Register's Office for Davidson County, Tennessee. And further conveyed to Ricardo Rodriguez by Quitclaim Deed from John R. D. Rodriguez of record in Book 11501, page 21, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2008 in the estimated amount of $2,274.52 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 145-09-0-067.00.

This is improved property known as: **1440 Otter Creek Road, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 09/25/08 12:25 3 pgs
Fees:18.00 Taxes:647.50
20080925-0097669

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 our hands this September 22, 2008.

Ricardo Rodriguez
Ricardo Rodriguez

BY: Melanie Clark, Attorney-in-fact
Melanie Clark, Attorney-in-fact, by Instrument of record in Instrument Number 20060314-0028970

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Melanie Clark,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Ricardo Rodriguez,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Ricardo Rodriguez,** the bargainor(s), by the said **Melanie Clark,** as Attorney-in-Fact.

WITNESS my hand and seal, this 19th day of September, 2008.

Elizabeth Maison My Commission Expires: 4-15-12
NOTARY PUBLIC

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

I, Liz Maison, 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.

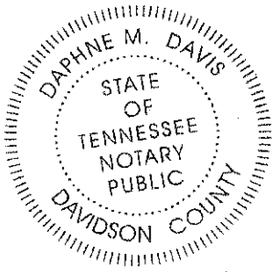
Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

My commission expires: 11-14-09



(Seal)