Box 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Michael Noble
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 06/13/01.

Notary Public

MY COMMISSION EXPIRES: 9/25/05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/14/01 10:51 2pgs
Fees:11.00 Taxes:518.00
20010614-0062841

THIS INSTRUMENT WAS PREPARED BY
Michael Troy Haley, Attorney
Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Noble & Karen Noble (NAME)	PHH Mortgage Services	**103-04**
4301 1/2 Wyoming Avenue (STREET ADDRESS/ROUTE NUMBER)	3000 Leadenhall Road	**130.00**
Nashville, TN 37209 (CITY/STATE/ZIP)	Mt. Laurel, NJ 08054	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George R. Fergerson and wife, Eva Ann Fergerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Noble and wife, Karen Noble**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A" Legal Description

Subject to the following: easements, setback lines, restrictions and other matters as shown on Plat of record in Book 332, page 104, and otherwise of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be shown by an accurate survey of the premises; county property taxes for current year to be prorated based upon estimates provided by Assessor of Property as of date of deed and assumed by Grantees herein. Legal description is taken from prior deed of record.

This is unimproved ( )
improved (X) property, known as 4301 1/2 Wyoming Avenue (House Number/Street) Nashville (City/Town) TN (State) 37209 (Postal Code)

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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 our hand s this 13th day of June, 2001.

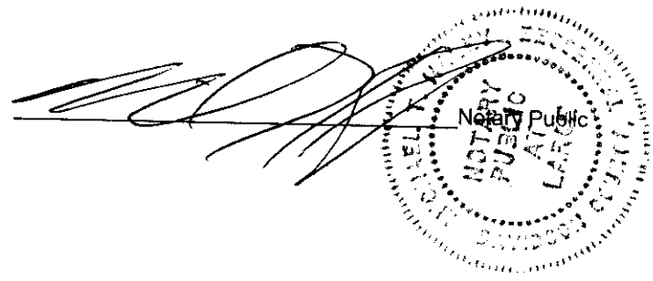
George R. Fergerson
GEORGE R. FERGERSON

Eva Ann Fergerson
EVA ANN FERGERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George R. Fergerson and wife, Eva Ann Fergerson** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that __they__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN**, this **06/13/01**.



Commission Expires: 09/25/2004

EXHIBIT "A" LEGAL DESCRIPTION:

The following described tract or parcel of land, to wit: In Davidson County, Tennessee:

BEING part of Lot No. 6 on the Plan of a Part of Sylvan Park, Block 1, as of record in Book 332, page 104, Register's Office, Davidson County, Tennessee.

SAID Lot No. 6 fronts the southerly margin of Wyoming Avenue 52 feet, and runs back 160 feet, more or less, along the east sideline, and 160 feet, more or less, along the west sideline, and measures 42 feet across the rear lot line.

BEING the same property conveyed to George R. Fergerson, by deed from Hillard Goodwin et ux Mary Ellen Goodwin, dated July 7, 1972, recorded July 11, 1972, of record in Book 4617, page 805, Register's Office for Davidson County, Tennessee. BEING ALSO the same property conveyed to George R. Fergerson and wife, Eva Ann Fergerson, as tenants by the entirety, by Quitclaim Deed from Jack Hicks, Trustee, dated October 17, 1973, recorded October 18, 1973, of record in Book 4756, page 523, Register's Office for Davidson County, Tennessee.

rta/75000-01