RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41547

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George P. Flanagan, et ux	ARGENT MORTGAGE COMPANY, LLC	81-15-179
1827 Knowles St.	8 Skyline Drive	
Nashville, TN, 37208	Hawthorne, NY 10532	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William A. Boyd, An Unmarried Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George P. Flanagan and wife, Cheryl D. Flanagan

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:

Being Lot No. 15 in the J.M., T.J., and G.W. Harding Subdivision. Said Lot No. 15 fronts 50 feet on the southerly side of Thompson Street and extends back between parallel lines and with the easterly margin of Twenty-First Avenue North 150 feet at an alley.

Being the same property conveyed to William A. Boyd by Warranty Deed from Brenda W. Flowers, Attorney in Fact for the Heirs of the Estate of Mary Church Wainwright, of record in Instrument No. 20020809-0096183, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Louise Nesbitt Watson, John E. Nesbitt, Diane Nesbitt, Arppie G. thompson, Robert E. Nesbitt, Willie B. Moore, John T. Nesbitt, Harold Nesbitt, and Sheridan Beasley, being all of the heirs at law of Mary Church Wainwright, deceased, by Brenda W. Flowers, Attorney-in-Fact, of record in Instrument Number 20030403-0044321, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1827 Knowles St., Nashville, TN 37208

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 ___my/our____ hand(s)_____this 28th day of March, 2003

William A. Boyd

Davidson County DEEDWARR
Recvd: 04/03/03 15:27 2pgs
Fees:13.00 Taxes:536.50

20030403-0044322

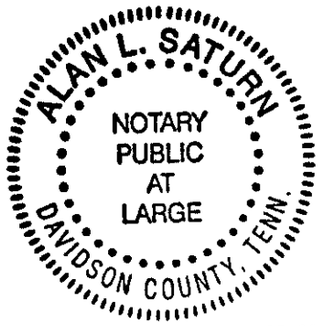
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named William A. Boyd, An Unmarried Person, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 2003.

Notary Public

My Commission Expires: 7/29/2006



My Commission Expires JULY 29, 2006