Box 56

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 04/07/03 09:27 2pgs
Fees:13.00 Taxes:314.50
20030407-0045324

ADDRESS NEW OWNER:
Teresa Clark and Erroll Armstrong
537 Wesley Avenue
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
COUNTRYWIDE HOME LOANS, INC.
1800 Tapo Canyon
Simi Valley, CA 93063-6712

MAP AND PARCEL:
MAP 71-8
PARCEL 211.00
12DZ-3375

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, SOLUTION HOME BUYERS, INC. hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Teresa Clark and Erroll Armstrong, as joint tenants with right of survivorship, 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. 82, on the Plan of Joywood Heights, Section One, of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to SOLUTION HOME BUYERS, INC., by deed from Secretary of the Housing and Urban Development of record in INST: 20020111-0005076, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 1130, Page, 91, said Register's Office.

Taxes for 2003 have been pro-rated and assumed by Grantees.

This is improved property known as 537 Wesley Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Teresa Clark and Erroll Armstrong, as joint tenants with right of survivorship, their heirs and assigns, forever; and SOLUTION HOME BUYERS, INC. does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and it does further covenant and bind itself, its successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of March, 2003.

SOLUTION HOME BUYERS, INC.

Sean R. Queen, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sean R. Queen with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 31st day of March, 2003.

Notary Public

My Commission expires: 11/27/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 85,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of March, 2003.

NOTARY PUBLIC
My Commission Expires:

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
November 27, 2004