03

Realty Title 48-A

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***244,300.00.

Affiant

Subscribed and sworn to before me this 28th day of May, 2003.

Notary Public

My Commission Expires: 3/4/05

Davidson County DEEDWARR
Recvd: 06/10/03 14:09 2pgs
Fees:13.00 Taxes:903.91
20030610-0080033

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
RONALD HEACOCK 184-A Kenner Avenue Nashville, Tennessee 37205	Argent Mortgage Company LLC (1) One City Boulevard West Orange, CA 92868	MAP 116-4 PARCEL 38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY FOUR THOUSAND THREE HUNDRED AND 00/100 DOLLARS ($***244,300.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, JOHNSON C. CLAY, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto RONALD HEACOCK and wife, KAREN WALASEK, (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 the northerly half of Lot No. 25 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee.

SAID northerly half of Lot No. 25 fronts 50.0 feet on the easterly side of Kenner Avenue and runs back 139.5 feet on the southerly line and 143.0 feet on the northerly line to a 10-foot reserved strip in the rear on which it measures 50.09 feet.

BEING the same property conveyed to Johnson C. Clay, unmarried, by deed from Christine Alderman, unmarried, of record as Instrument No. 20010926-0104186 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 184-A Kenner Avenue, Nashville, Tennessee 37205.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of May, 2003.

JOHNSON C. CLAY

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 Johnson C. Clay, the bargainor, 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.

WITNESS my hand and official seal this 28th day of May, 2003.

Notary Public

My Commission Expires: 3/14/05