WARRANTY DEED

B-TA-03-1610

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Carrie Bruce
Affiant

Subscribed and sworn to before me, this 2nd DAY OF July, 2003.

Darris Billingsley
Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Thomas	Argent Mortgage Company,	
1610 Gartland Avenue (ADDRESS)	333 Westchester Avenue, 1st Floor (ADDRESS)	83-10-155
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	White Plains, NY 10604 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LOUISE WORD A WIDOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES THOMAS AND WIFE, HEIDI THOMAS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 in W.R. Cornelius Subdivision of record in Book 57, Page 124, Register's Office for said County.

Said Lot fronts 52 feet 8 inches on the southerly margin of Gartland Street and runs back 150 feet to an alley on which it measures 54 feet 5 inches.

Being the same property conveyed to Lou Gene Word and wife, Louise Word by Installment Deed dated April 22, 1965 and filed for record on April 30, 1965 in Book 3886, Page 87, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1610 Gartland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 2nd day of July, 2003.

Louise Word

Louise Word

Davidson County DEEDWARR
Recvd: 07/14/03 10:36 2pgs
Fees:13.00 Taxes:477.30

20030714-0097868

STATE OF Tennessee

COUNTY OF Davidson

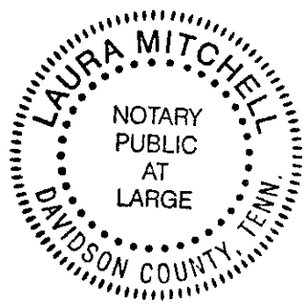
I, a Notary Public of the County and State first above written, do hereby certify that Louise Word, a widow, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd day of July, 2003.

Laura Mitchell
Notary Public

My Commission Expires: 5/28/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903