WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/03 15:22 2pgs
Fees:13.00 Taxes:283.05

20030804-0110405

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2003

Notary Public

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

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darryl Foust (NAME)	Mortgage Resources, Inc. (NAME)	MAP 073-07,
2204 A Cabin Hill Road (ADDRESS)	404 BNA Drive, Suite 400 (ADDRESS)	PARCEL 181
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Terry Lee Kowski, unmarried

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

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:

LAND in Davidson County, Tennessee, being Lot No. 47A of the Zone Lot Division of Lot Nos. 44, 45, 46, 47, 48, 49, 50, 51, 52 and 53, Cabin Hill Subdivision, Section 3, as of record in Book 6250, Page 361 and amending Book 5200, Page 713, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Terry Lee Kowski and Emma E. Tingle, unmarried, by Deed from Two Rivers Duplexes, a joint venture, of record in Book 10056, Page 111, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Terry Lee Kowski, by Quitclaim Deed from Emma E. Tingle, of record in Instrument No. 20020208-0017518, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6430, Page 508 and made applicable to Cabin Hill, of record in Book 9412, Page 317, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Terry Lee Kowski pursuant to a

CONTINUED

unimproved ( )
This is improved (X) property, known as 2204A Cabin Hill Road, Nashville, TN 37214
(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 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 hand this 25th day of July, 2003
Terry Lee Kowski

By: Terry Lee Kowski
Katherine Goodson, Attorney-in-fact
by Katherine Goodson, Atty-In-Fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____ _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of June, 2003, before me personally appeared Katherine Goodson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Terry Lee Kowski and acknowledged that she executed the same as the free act and deed of said Terry Lee Kowski.

Witness my hand and official seal at Nashville, Tennessee.

Angela B. Watson
Notary Public

My Commission Expires: 5-28-06

LEGAL DESCRIPTION CONTINUATION

Power of Attorney executed by same on the 20th day of June, 2003, of record in Instrument No. 20030723-0102793, Register's Office for Davidson County, Tennessee.

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
722