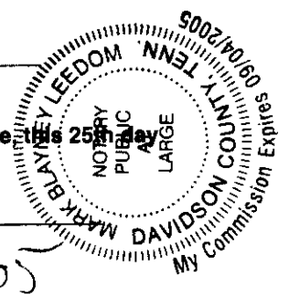
Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00

Kevin Allen
Affiant

Subscribed and sworn to before me, this 25th day of September, 2003.

Notary Public
My commission expires: 9/4/05



Davidson County DEEDWARR
Recvd: 10/28/03 15:19 2pgs
Fees:13.00 Taxes:222.00
20031028-0158824

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Allen	Argent Mortgage Corporation	71-8/387.00
108 Minette Court	333 Westchester Ave 1st Floor	
Nashville TN 37208	White Plains, NY 10604	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald W. Osborne, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin Allen, married, hereinafter called the Grantees, their successors 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. 309-A, Zone Lot Division of Lots 309 and 311, on the Plat of Resubdivision, Part 4, Shepardwood, as of record in Book 6250, Page 522, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Ronald W. Osborne by deed dated 4/9/02 of record in Instrument No. 20020415-0046288, Register's Office for Davidson County, Tennessee. Tonie Osborne, spouse of vested owner, joins in the execution of this instrument to convey any/all marital interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 108 Minette Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 September, 2003.

Ronald W. Osborne

Tonie Osborne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald W. Osborne and wife, Toni Osborne, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 25th day of September, 2003.

Notary Public

My Commission expires : 9/4/05

