This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

PLEASE RETURN ORIGINAL TO:

CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TENNESSEE)

COUNTY OF Williamson)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$147,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 25 day of November, 2003
Notary Public

NOTARY PUBLIC
Commission Expiration:

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 29, 2006

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SENDTAX BILLS TO:	ADDRESS OF NEW OWNER:
JOHN C. RADEBAUGH	AURORA LOAN SERVICES, INC.	5501 CLOVERCREST DRIVE BRENTWOOD, TN 37027
	PO Box 10422 Van Nuys, Ca 91410	PROPERTY ADDRESS: 1003 LAWRENCE AVE. NASHVILLE, TN 37204

Davidson County DEEDWARR
Recvd: 12/08/03 08:53 2pgs
Fees:13.00 Taxes:543.90
20031208-0175522

MAP PARCEL NUMBER
105-13-258

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, SCOTT STEELE, MARRIED ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto JOHN C. RADEBAUGH, MARRIED ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

BEING PARTS OF LOTS NOS. 44 AND 45 ON THE PLAN OF W.S. DUCKWORTH'S ADDITION TO NASHVILLE OF RECORD IN BOOK 57, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO SURVEY OF BARGE, WAGGONER AND SUMNER ENGINEERS, DATED JANUARY 29, 1970, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF LAWRENCE AVENUE 60.0 FEET WEST OF 10TH AVE SOUTH; THENCE LEAVING SAID AVENUE, SOUTH 2 DEG. 21 MIN. WEST 100.00 FEET TO AN IRON PIN; THENCE NORTH 84 DEG. 57 MIN. WEST 60.0 FEET TO AN IRON PIN; THENCE NORTH 2 DEG. 21 MIN. EAST 100.00 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF LAWRENCE AVENUE; THENCE WITH THE SAME, SOUTH 84 DEG. 47 MIN. 57 SEC. EAST 60.0 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO KENDALL MOORE, UNMARRIED BY DEED FROM ADDIE M. GIBSON RECORDED MAY 29, 2001IN INSTRUMENT NO. 20010529-0055064, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FRUTHER CONVEYED TO AND NOW VESTED IN SCOTT STEELE , MARRIED BY WARRANTY DEED OF KENDALL MOORE, UNMARRIED RECORDED MARCH 18, 2002 IN INSTRUMENT NO. 20020318-0033384, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

**** THIS PROPERTY IS BEING PURCHASED FOR INVESTMENT PURPOSES ONLY *****

This property is known as 1003 Lawrence Avenue, Nashville, Tn. 37204

This property is subject to all encumbrances, easements, restrictive covenants , and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 25th day of November, 2003

SCOTT STEELE (GRANTOR)

STATE OF ~~TENNESSEE~~ MARYLAND)
COUNTY OF ~~WILLIAMSON~~ Baltimore) SS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SCOTT STEELE** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th **Day of November, 2004.**

Notary Public

My Commission Expires: July 1, 2004