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Davidson County DEEDWARR
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20040114-0006044

WARRANTY DEED

THIS DEED, made this 9th day of January, 2004 between Rashanda Leni Ware, the grantor, and Rashanda Leni Ware Trust, Susan D. Dowdy as Trustee the grantee, whose address is P.O. Box 61752, Virginia Beach, Virginia 23466-1752.

Tax Notices: U.S. Bank Home Mortgage, 4801 Frederica Street, Owensboro, KY 42301, Attn: Tax Department.

WITNESSETH, that the grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, has granted bargained, sold and conveyed, and by these presents does grant, bargain sell, convey and confirm unto the grantee, their heirs and assigns forever, all the real property, together with improvements, if any, situate and being in the City of Antioch, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 114, of Hickory Highland Place, Section Two (2), Phast Two (2), recorded in Instrument Number 20010608-0060706, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rashanda Leni Ware, an unmarried woman, by deed from Jerry Builder, LLC. Dated 4/12/02, recorded 04/17/02, as Document#: 20020417-0047708, and re-recorded on 08/12/02, as Document#: 20020812-0096919, of the Register's Office for Davidson County, Tennessee.

Also known as street and number 4520 Highland Ridge Rd., Antioch, Tennessee 37013
Tax Parcel ID# 163-02-0-067-00

TOGETHER with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantee, their heirs and assigns forever. And the said grantor, for himself, his heirs, and personal representatives, does covenant, grant bargain and agree to and with the grantee, their heirs and assigns, that at the time of the ensealing and delivery of these presents, is well seized of the premises above conveyed, has good, sure, perfect, absolute indefeasible estate if inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of any kind or nature whatsoever, except first mortgage to US Bank Home Mortgage # 6003141836.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Roshanda Levi Ware
Grantor

Grantor

STATE OF Tennessee)
COUNTY OF Montgomery) ss:

On January 9, 20 04, before me, Deanna Lynn, a notary public in and for said state personally appeared Roshanda Levi Ware, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

Witness my hand and official seal

Deanna Lynn
NOTARY PUBLIC
My commission expires 3-25-06

[NOTARY SEAL]



STATE OF TENNESSEE, Davidson COUNTY, I or whereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater is $ 127,632.00 which amount is equal or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn before me this 9th day of January, 2004.

Notary Public or Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,632.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 2004.
Deputy Register

Rashanda Leni Ware

STATE OF Tennessee)
) ss:
COUNTY OF Montgomery)

On January 9, 2004, before me, Deanna Lynn, a notary public in and for said state personally appeared Roshanda L. Ware, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

Witness my hand and official seal

Deanna Lynn
NOTARY PUBLIC
My commission expires 3-25-06.

DEANNA LYNN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
[NOTARY SEAL]