WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/04 12:23 2pgs
Fees:13.00 Taxes:314.50

20040123-0009210

B-AFG-03-0605

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Rachel Wilson
Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

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
Marion Fowler	New Century Mortgage Corp.	
605 Baldwin Court (ADDRESS)	(NAME) 5340 West Kennedy Blvd., Ste. 215 (ADDRESS)	59-11-178.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZP)	Tampa, FL 33609 (CITY) (STATE) (ZP)	

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 INVESTORS DEVELOPMENT, LLC AND SUWANEE PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARION FOWLER, 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. 502 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, Page 90, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to Investors Development, LLC and Suwanee Properties, LLC by Deed dated July 17, 2003 and filed for record on July 23, 2003 in Instrument Number 20030723-0103106, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions and Easements as shown of record.

unimproved ( )
This is improved (X) property, known as 605 Baldwin Court, Nashville, Tennessee 37207
(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 30th day of December, 2003.

Investors Development, LLC

Suwanee Properties, LLC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me,
Laura Shoun, a Notary Public within and for said County and State aforesaid, personally appeared
Charles Caudell, with whom I am personally acquainted and who upon his oath(s) acknowledged he is to be the managing member of the Investors Development, LLC the within named bargainor, and corporation, and that he as such
managing member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said
Charles Caudell.

Witness my hand and official seal at
on this the 30 day of Dec, 2003.

NOTARY PUBLIC

My Commission Expires: _____

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me,
Laura Shoun, a Notary Public within and for said County and State aforesaid, personally appeared
Cal Woodard, with whom I am personally acquainted and who upon his oath(s) acknowledged he is to be the managing member of the Suwanee Properties, LLC the within named bargainor, and corporation, and that he as such
managing member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said
Cal Woodard.

Witness my hand and official seal at
on this the 30 day of Dec, 2003.

NOTARY PUBLIC

My Commission Expires: 5/30/04

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903