WARRANTY DEED

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

STATE OF Tennessee
COUNTY OF Davidson
$ 240,000.00
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$200,000.00~~

Affiant

Subscribed and sworn to before me, this 23rd DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

B-LS-04-7528

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
Justin Cochran	Argent Mortgage Co. LLC	
7528 Sawyer Brown Road (ADDRESS)	333 Westchester Avenue, 1st Floor (ADDRESS)	114-104
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	White Plains, NY 10604 (CITY) (STATE) (ZIP)	

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 JEFFREY E. WILLIAMS AND WIFE AMANDA J. WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN COCHRAN, 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:

unmarried

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land Surveying Co., Inc., dated June 30, 1973, as follows:

Beginning at a point on the top of a highway cut 23.5 feet, more or less, from the edge of the paving of Sawyer Brown Road, said point being 1064 feet, more or less, south of the southeasterly intersection of Sawyer Brown Road and Charlotte Pike, thence with Tomlinson's south line easterly 511.5 feet, more or less, by deed 485 feet, more or less, by actual field measurements, to the base of a large leaning chinquapin oak; thence southerly 106.1 feet, by Deed and 106 feet by actual field measurements to an iron pin in a fence post; thence with Williams northerly line northwesterly 541.7 feet by deed, 527 feet, more or less from the edge of paving of Sawyer Brown Road; thence with the margin of said Road northeasterly 107 feet, more or less, to the point of beginning.

Being the same property conveyed to Jeffrey E. Williams and wife, Amanda J. Williams by Deed dated December 31, 1987 and filed for record on January 4, 1988 in Book 7441, Page 777, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Public Utilities Easement of record in Book 10073, Page 837, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7528 Sawyer Brown Road, Nashville, Tennessee 37221
(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 23rd day of January, 2004.

Jeffrey E. Williams

Amanda J. Williams

Davidson County DEEDWARR
Recvd: 02/17/04 10:15 2pgs
Fees:13.00 Taxes:888.00

20040217-0017877

STATE OF Tennessee

COUNTY OF Davidson

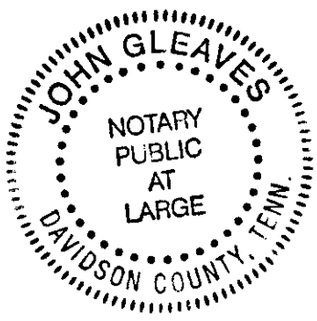
I, , a Notary Public of the County and State first above written, do hereby certify that Jeffrey E. Williams and wife Amanda J. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of January, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903