WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 2004

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jodi Lynn Duke (NAME)	GMAC Mortgage Corporation (NAME)	MAP 083-13
1513 Lillian Street (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 434.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Inglewood Consultants, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jodi Lynn Duke

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 142, Block O, Lindsey Home Place of record in Book 2, page 92, Chancery Court of Nashville, Tennessee.

Said Lot No. 142 fronts 50 feet on the northerly side of Lillian Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Inglewood Consultants, LLC by Warranty Deed from Robert Herald Herrman of record by Instrument No. 20030528-0071734, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 03/01/04 15:31 2pgs
Fees:13.00 Taxes:426.43

20040301-0023121

unimproved ( )
This is improved (X) property, known as 1513 Lillian Street, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 26th day of February, 2004

Inglewood Consultants, LLC, a Tennessee limited liability company
By: _____
Carson W. Beck, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Carson W. Beck, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to me that he is the Managing Partner of Inglewood Consultants, LLC, a Tennessee limited liability company, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Inglewood Consultants, LLC, by signing his name as such Managing Partner.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this 26th day of February, 2004.

D. Annette Maples
NOTARY PUBLIC



My Commission Expires NOV. 25, 2006