WARRANTY DEED

NOTARY PUBLIC AT LARGE HERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLYNN E. SETTLAGE (NAME)	RMC VANGUARD MORTGAGE CORP. (NAME)	91-15-278
4909 ELKINS AVENUE (ADDRESS)	1111 NORTH LOOP WEST, SUITE 500 (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	HOUSTON, TX 77008 (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, HOLLY LAMAR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLYNN E. SETTLAGE AND LUKE P. DUECY, JOINT TENANTS, WITH THE RIGHT OF SURVIORSHIP

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:

BEING A PORTION OF BLOCK "35" ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE AS RECORD IN PLAT BOOK 57, PAGE 103, REGISTER'S OF DEEDS OFFICE DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HOLLY LAMAR, AN UNMARRIED PERSON, BY WARRANTY DEED FROM LARRY D. CHANEY AND WIFE, ELIZABETH LEE, OF RECORD IN BOOK 11180, PAGE 434, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

Davidson County DEEDWARR
Recvd: 03/10/04 12:13 2pgs
Fees:13.00 Taxes:784.40

20040310-0027523

unimproved ( )
This is improved (X) property, known as 4909 ELKINS, NASHVILLE, TN 37209
(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 27th day of February, 2004

HOLLY LAMAR
By: Holly Lamar
ELEANOR GIBBS, ATTORNEY-IN-FACT
Eleanor Gibbs

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor Gibbs, the attorney in fact for Holly Lamar, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Holly Lamar, and who acknowledged that he executed the same as the free act and deed of the said Holly Lamar for the purposes therein described.

Witness my hand and official seal at _NASHVILLE, TENNESSEE this 27th day of February 2004.

My Commission Expires: 05/29/05

I. DYKE TATUM Notary Public

