Davidson County DEEDWARR
Recvd: 03/18/04 15:30 2pgs
Fees:13.00 Taxes:636.40

20040318-0031131

# WARRANTY DEED

B-KMG-04-5308

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Harry J. Ferber II
Affiant

Subscribed and sworn to before me, this 12th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVIDSON COUNTY, TN
LARGE AT
MY COMM. EXP. 8/30/06
PUBLIC

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE SERVICES, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harry J. Ferber II | Argent Mortgage Co. LLC | |
| 5308 Bell Crest Drive (ADDRESS) | 333 Westchester Avenue, 1st Floor (ADDRESS) | 149-16-3 |
| Antioch, Tennessee 37013 (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 ROBERT L. HASTON AND MICKEY HASTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HARRY J. FERBER II, 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:

*married
*and wife, Mary Frances Ferber

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Bellwood Estates, Section One, of record in Book 5200, Page 172, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Haston, III and wife, Marguerite T. Haston by Deed dated December 27, 1993 and filed for record on January 5, 1994 in Book 9210, Page 944, Register's Office for Davidson County, Tennessee.

Water Main Easements of record in Deed Book 5517, Page 299 and Book 4872, Page 907; Sanitary Sewer Easement of record in Book 5517, Page 304; Ingress/Egress Easement of record in Book 6883, Page 678, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 5453, Page 706, Register's Office of said County.

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

Marguerite T. Haston and Mickey Haston are one and the same person.

unimproved ( )
This is improved ( X ) property, known as 5308 Bell Crest Drive, Antioch, Tennessee 37013
(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 12th day of March, 2004.

Robert L. Haston
Robert L. Haston

Mickey Haston
Mickey Haston

STATE OF Tennessee
COUNTY OF Davidson

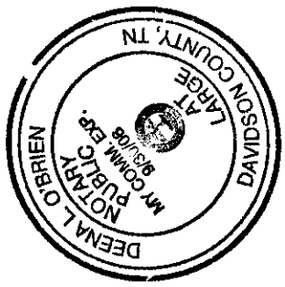
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Haston and Mickey Haston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 12th day of March, 2004.

Notary Public DEENA L. O'BRIEN

My Commission Expires:

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903