Davidson County DEEDWARR
Recvd: 03/23/04 10:54 2pgs
Fees:13.00 Taxes:591.63

20040323-0032538

WARRANTY DEED

B-AFG-04-6012

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me this 17th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
Vicky Lee	Argent Mortgage Company, LLC	
6012 Monroe Crossing	(NAME) 333 Westchester Avenue, 1st Floor	164-13-139
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) White Plains, NY 10604	
(CITY) (STATE) (ZIP)	(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 LANCE P. BRIDGESMITH AND JULIET M. BRIDGESMITH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VICKY LEE AND HUSBAND, ROBERT LEE, 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. 129 on the Plan of Asheford Crossing, Section Three, of record in Plat Book 9700, Page 545, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lance P. Bridgesmith and wife, Juliet M. Bridgesmith by Deed dated August 19, 1999 and filed for record on August 23, 1999 in Book 11630, Page 643, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 9651, Page 895, in the Register's Office for Davidson, Tennessee.
Power Line Easements of record in Deed Book 1224, page 257, 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 9651, Page 900, Book 11455, Page 769, Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575, Book 10640, Page 941, Book 10717, Page 97 and Instrument Numbers 20001018-0103441 and 20010418-0038191, Register's Office of said County.

By-Laws filed of record in Book 9651, Page 925, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all Restrictions and Easements of record.

unimproved ( )
This is improved (X) property, known as 6012 Monroe Crossing, 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 17th day of March, 2004.

Lance P. Bridgesmith

Juliet M. Bridgesmith

STATE OF Tennessee
COUNTY OF Davidson

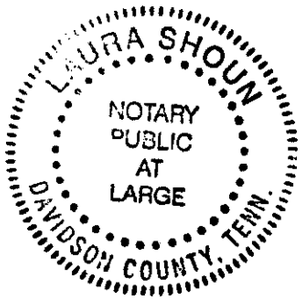
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lance P. Bridgesmith and Juliet M. Bridgesmith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 17th day of March, 2004.

Notary Public

My Commission Expires: 5/30/21

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903