RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42865 File Box "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/04 15:57 2pgs
Fees:13.00 Taxes:407.00

20040329-0035202

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of March, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires MAR 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaShawn Edwards	Wells Fargo Home Mortgage, Inc	81-11-491
1724 Arthur Avenue	11301 Carmel Commons Blvd. 309	
Nashville, TN, 37208	Charlotte, NC 28226	

FOR AND IN 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, I/WE,

Jillian Etherington DBA Hope Housing Development LLC

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

LaShawn Edwards, single

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 the southerly 33 feet of Lot No. 300 on the Plan of the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jillian Etherington DBA Hope Housing Development LLC by Special Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No.: 20030513-0064624, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1724 Arthur Avenue, Nashville, TN 37208

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/our hand(s) this 24th day of March, 2004

Jillian Etherington DBA Hope Housing Development LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Jillian Etherington DBA Hope Housing Development LLC, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 2004

Notary Public

My Commission Expires: 3/25/05

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25, 2005