FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1[illegible]23.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 2004

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 4/10/2006

Davidson County DEEDWARR
Recvd: 04/06/04 10:32 2pgs
Fees:13.00 Taxes:581.73

20040406-0038763

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte A. Grant	Accredited Home Lenders, Inc.	20
(NAME)	(NAME)	
1030 Jacobs Valley Road	5500 Interstate North Pkwy,Ste.300	31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Joelton, TN 37080	Atlanta, GA 30328	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Nashville Building Services, Inc, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlotte A. Grant and Katrina M. Frierson, both unmarried, as joint tenants with right of survivorship.

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 Lot No. 28 on the Plan of Jacobs Valley, Section Two, of record in Plat Book 9700, page 812, as revised in Plat Book 9700, page 865, and further amended in Instrument No. 20020726-0089877, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Nashville Building Services, Inc, a Tennessee corporation, by deed from Terry Cobb and wife, Karen Cobb, filed of record in Instrument No. 20030912-0134119, Register's Office for Davidson County, Tennessee.

This is improved property known as 1030 Jacobs Valley Road, Joelton, TN 37080

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 their hand s this 1st day of April, 2004.

Nashville Building Services, Inc

Barry A. Brower
Secretary/Treasurer

04-3376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared Barry A. Brewer and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Secretary/Treasurer and _____ respectively of the Nashville Building Services, Inc the within named bargainor, a corporation, and that (he / they) as such Secretary/Treasurer and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Barry A. Brewer as such Secretary/Treasurer and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 1st day of April, 2004.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Nashville Building Services, Inc, a Tennessee corporation

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of April, 2004.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree