PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 04/06/04 15:21 2pgs
Fees:13.00 Taxes:762.20
20040406-0039055

W & I Ref:(_____) Title No: 45444
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James P. Orr IV 300 Williams Court Nashville, Tennessee 37209	Full Spectrum Lending Two Lakeview Place 15 Centrurb Blvd. Suite 104 Nashville, Tennessee 37214

TAX MAP-PARCEL NUMBERS: 114-8-A-17.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$206,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. Yarbrough and spouse, Tonya Edens Yarborough**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James P. Orr IV , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Cedar Crest Subdivision PH. 1 of record in Book 6900, page 284 Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Mark A. Yarbrough and Tonya R. Edens, both unmarried by deed from Action Construction of TN, Inc. of record in Doc. No. 20030320-0037112 and re-recorded in Doc. No. 20030926-0142697 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 284, said Register's Office, which Plan shows a 20 foot minimum building setback line from Williams Court and Cedar Crest Drive together with additional set back designations, and a 20 foot easement for public utility and drainage purposes along the northwesterly and southwesterly line(s) of said lot The Declaration of Covenants, Conditions and Restrictions of record in Book 7213, page 973, Book 8424, page 405, Book 8480, page 693, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 300 Williams Court, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2004.

Mark A. Yarbrough

Tonya Edens Yarborough

State of TENNESSEE
County of DAVIDSON

On this 31st day of March, 2004 , before me the undersigned authority, personally appeared Mark A. Yarbrough Tonya Edens Yarborough , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $206,000.00

Affiant

Sworn and subscribed before me this the 31st day of March, 2004

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public