WARRANTY DEED

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Buerger (NAME)	Argent Mortgage Company, LLC (NAME)	MAP 101
6774 Gower Road (ADDRESS)	333 Westchester Avenue,1st Floor (ADDRESS)	PARCEL 087.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	White Plains, NY 10604 (CITY) (STATE) (ZIP)	

FOR AND 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, William Carlton and wife, Tabitha Dunn Carlton

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

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 easterly 5 acres of the Tom Carlton Property, as of record in Book 2134, Page 310, Register's Office for Davidson County, Tennessee, and being bounded on the south by Gower Road, on the west by Carlton, on the north by Campbell, and on the east by Sullivan and Barnes, and being more particularly described as follows: Beginning at an iron pin in the north right-of-way line of Gower Road, the southeast corner of the Tom Carlton property, a common corner with A.A. Barnes, said pin being located approxmately 1075 feet west of River Road; thence with north right-of-way line of Gower Road south 54 deg. 15 min. 01 sec. west, 81.25 feet to a point; thence south 42 deg. 02 min. 47 sec. west, 43.75 feet to an iron pin corner; thence leaving the north right-of-way line of Gower Road and on a line through the Carlton Property north 45 deg. 16 min. 19 sec. west, 1208.99 feet to an iron pin corner in the south line of Michael Campbell; thence with Campbell north 52 deg. 35 min. 56 sec. east 69.11 feet; thence north 63 deg. 21 min. 24 sec. east, 125.78 feet; thence north 69 deg. 22 min. 56 sec. east, 178.48 feet to an iron pin corner common with Campbell and Frank Sullivan; thence leaving Campbell and with Sullivan south 22 deg. 50 min. 41 sec. East 622.42 feet to an 18-inch cedar and fence corner common with Sullivan and A.A. Barnes; thence leaving Sullivan and with Barnes south 54 deg. 34 min. 00 sec. 156.42 feet to a 21-inch hackberry; thence south 31 deg. 38 min. 26 sec. east, 146.50 feet to a

CONTINUED

This is improved (X) unimproved ( ) property, known as 6774 Gower Rd., Nashville, TN 37209
(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 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 our hand s this 31st day of March, 2004

William Carlton

Tabitha Dunn Carlton

Davidson County DEEDWARR
Recvd: 04/15/04 10:57 3pgs
Fees:18.00 Taxes:462.50

20040415-0042439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Carlton and wife, Tabitha Dunn Carlton

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 March 2004.

Commission expires _____

Notary Public

TAMMY JO SUTTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

15-inch cedar; thence south 46 deg. 02 min. 15 sec. east, 166.60 feet to a stump of a double osage orange; thence south 63 deg. 02 min 12 sec. east, 60.50 feet to the point of beginning.

BEING the same property conveyed to William Carlton and Tabitha Dunn by Warranty Deed from Horace Frank Carlton of record in Book 622, page 79, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.