Mail To:

CAPITAL TITLE & ESCROW, LLC
2525 West End Avenue
Suite 940
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 04/19/04 08:05 2pgs
Fees:13.00 Taxes:351.50
20040419-0043419

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Charlotte A. Bethel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 2004.

NOTARY PUBLIC

My Commission expires: 6-26-07

KRIS MORSE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Avenue, Ste. 940, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael Edward Washington	Argent Mortgage Company, LLC	Map 108-16
(NAME) 1016 Pleasant View	(NAME) 333 Westchester Avenue, 1st Floor	
(ADDRESS) Nashville, TN 37214	(ADDRESS) White Plains, NY 10604	Parcel 182
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Kevin R. Evans

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Michael Washington

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 12-B, as shown on the map entitled Zone Lot Division of Lots 10, 11, 12, 14, 24, 26 and 34, Percey Priest Woods, Section One, of record in Plat Book 5200, page(s) 652 as amended of record in Plat Book 5200, page 472, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin R. Evans, married, by deed of record in Book 9557, page 440, said Regiser's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5984, page 865, Book 6020, page 270 and Book 6097, page 11, said Register's Office.

All matters, easements, restrictions, restrictive covenants, setback lines, right of ways, etc. of record in Register's Office, Davidson County, Tennessee.

Subject to taxes for the year 2004 which have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 1016 Pleasant View, Nashville, TN 37214

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hands this 8th day of April, 2004.

Kevin R. Evans

ACKNOWLEDGMENT:

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 ~~Andrea L. Summerville and husband, James R. Summerville~~ Kevin R Evans, the bargainors, with whom I am personally acquainted (or proved to me in 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 office this 8th day of April, 2004.

KRIS MORSS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission expires:
6-26-07

Notary Public