WARRANTY DEED

B-CD-04-1927

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me this 30th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 8/21/05
(AFFIX SEAL)

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. Roberts	Advantage Mortgage Partners	
1927 Riverwood Drive (ADDRESS)	(NAME) 2600 Lake Lucien Drive, Suite 312 (ADDRESS)	73-1-18
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Maitland, FL 32751 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JODI AINSWORTH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER M. ROBERTS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 of Block "G" on the Map of Country Club Estates, of record in Plat Book 843, Page 95, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jodi E. Jenkins, unmarried, Harold E. Jenkins and wife, Sandra V. Jenkins by Deed dated June 30, 1999 and filed for record on July 2, 1999 in Book 11555, Page 598, Register's Office for Davidson County, Tennessee. The said Sandra V. Jenkins having predeceased Harold E. Jenkins. Harold E. Jenkins having died on December 19, 2003 leaving heirs-at-law by Last Will and Testament and Judgment of Possession, Docket #80056, Section 27, Judicial District Court, Parish of East Baton Rouge, State of Louisiana as follows: Jodi Elaine Jenkins and James Edward Jenkins. James Edward Jenkins having conveyed said property to Jodi Elaine Jenkins, (now known as Jodi Elaine Ainsworth) by Quitclaim Deed being recorded simultaneously herewith in Instrument Number 20040510-0052901 , Register's Office for Davidson County, Tennessee. Certified Copy of Last Will and Testament and Judgment of Possession of Harold E. Jenkins being recorded simultaneously herewith in Instrument Number 20040510-0052900 , Register's Office for Davidson County, Tennessee.

Easements of record in Deed Book 1260, page 494, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

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

Davidson County DEEDWARR
Recvd: 05/10/04 10:01 2pgs
Fees:13.00 Taxes:629.00

20040510-0052904

unimproved ( )
This is improved (X) property, known as 1927 Riverwood Drive, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of April, 2004.

Jodi Ainsworth By Karen Hoff Attorney in Fact
Jodi Ainsworth

Gregory Ainsworth By Karen Hoff Attorney in Fact
Gregory Ainsworth

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Jodi Ainsworth and acknowledged that he/she executed the same as the free act and deed of the said Jodi Ainsworth.

Witness my hand and official seal at
Rudy Tittle
on this the 30th day of April, 2004.

E. Dwayne Lannom
NOTARY PUBLIC

My Commission Expires: 8/31/05

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Gregory Ainsworth and acknowledged that he/she executed the same as the free act and deed of the said Gregory Ainsworth.

Witness my hand and official seal at
Rudy Tittle
on this the 30th day of April, 2004.

E. Dwayne Lannom
NOTARY PUBLIC

My Commission Expires: 8/31/05

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212