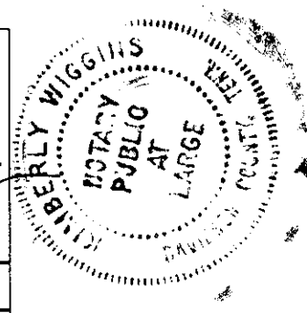
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 310,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF MAY, 2004. NOTARY PUBLIC MY COMMISSION EXPIRES 3/31/07



THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Amy Colleen Bornstein	Argent Mortgage Co., LLC	MAP: 132-6
803 Crestwood Drive	P O Box 11056	Parcel: 16
Nashville, TN 37204	Orange, CA 92856-8156	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK POE AND WIFE, PAMELA POE, AS TENANCY BY THE ENTIRETY,

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

AMY COLLEEN BORNSTEIN, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 803 Crestwood Drive, Nashville, TN 37204

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said 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 hand on the 18th day of May, 2004.

Mark Poe

Pamela Poe

Pamela Poe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Mark Poe and Pamela Poe, 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 Nashville, Tennessee , this 18th day of May, 2004.

Notary Public

My Commission Expires: 3/31/07



Davidson County DEEDWARR
Recvd: 05/19/04 13:03 2pgs
Fees:13.00 Taxes:1147.00

20040519-0058836

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Crestwood Acres, of record in Book 1130, Page 60, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Mark C. Poe and wife, Alicia W. Poe by Warranty Deed from Jeff D. Reagan and wife, Elizabeth Reagan, of record in Book 7501, Page 6, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Mark C. Poe by Quitclaim Deed from Alicia W. Poe, of record in Book 8156, Page 621, said Register's Office. Further being the same property conveyed to Pamela Poe creating a tenancy by the entirety by Quitclaim Deed from Mark Poe, of record in Book 8923, Page 895, said Register's Office. Mark C. Poe and Mark Poe being one and the same person.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

AB 5-18-04