WARRANTY DEED

G-FI-04-255R

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Daniel S

Affiant

Subscribed and sworn to before me this 28th DAY OF May, 2004.

E. Dwayne Lannom

Notary Public

MY COMMISSION EXPIRES: 8-Jul-05
(AFFIX SEAL)

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Silverman	Option One Mortgage	
255 Tulip Hill Drive	(NAME) 1600 Parkwood Circle SE, Suite 615	94 12 21
(ADDRESS) Nashville, Tennessee 37210	(ADDRESS) Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(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 LAURENTIO BRANZA AND WIFE, MARIANA BRANZA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL SILVERMAN AND WIFE, MAIKE SILVERMAN, 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. 43 on the Plan of CloverNook as of record in Book 2900, Page 51 and 52, in the Register's Office for said County.

Said Lot No. 43 fronts 165.00 feet on the northerly side of Tulip Hill Drive and extends back 305.0 feet on the westerly line and 268.8 feet on the easterly line to a line in the rear on which it measures 113.4 feet.

Being the same property conveyed to Laurentio Branza and wife Mariana Branza by Warranty Deed from Walter D. Fulton and wife Ruth B. Fulton dated August 25, 1997 and filed for record on August 25, 1997 in Book 10580, Page 919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2900, pages 51 and 52, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 255 Tulip Hill Drive, Nashville, Tennessee 37210
(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 28th day of May, 2004.

Laurentio Branza

Laurentio Branza

Mariana Branza

Mariana Branza

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

Davidson County DEEDWARR
Recvd: 06/11/04 08:48 2pgs
Fees:13.00 Taxes:549.45

20040611-0069263

STATE OF Tennessee
COUNTY OF Davidson

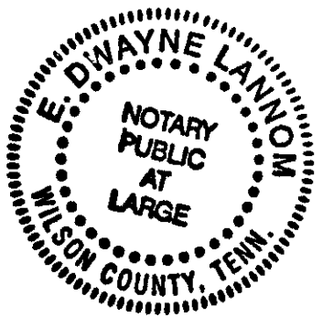
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurentio Branza and Mariana Branza, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2004.

E. Dwayne Lannom
Notary Public

My Commission Expires:

(SEAL) 8 July 05



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903