Davidson County DEEDWARR
Recvd: 06/18/04 15:34 2pgs
Fees:13.00 Taxes:847.30

20040618-0072699

Prepared by:
Realty Title Services Company, Inc.
383 Johnson Ferry Road, Suite 140
Atlanta, GA 30328

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006

05-0404-61425

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $229,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2004.

Notary Public
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Bryan P. Flanagan	Loan America Inc.	160-150-B-
905 Brenton Park Court	3500 Parkway Lane, Suite 520	002.00CO
Brentwood TN 37027	Norcross, GA 30092	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard N. Shipp and wife, Debra Jean McClure Shipp, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bryan P. Flanagan and wife, Bonnie T. Flanagan, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 19th Civil District of Davidson County, Tennessee, being Lot No. 2 on the plan of Brenton Park of record in Plat Book 7900, Page 820, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard N. Shipp and wife, Debra Jean McClure-Shipp by deed from Arne R. Arlt, dated 5/26/98, recorded 7/6/98, of record in Book 11006, Page 793, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 905 Brenton Park Court, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of June, 2004.

Richard N. Shipp

Debra Jean McClure Shipp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard N. Shipp and Debra Jean McClure Shipp, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 15th day of June, 2004.

Angela A. Ramsey
State of Tennessee at Large

My Commission expires 05/28/06



My Commission Expires MAY 28, 2006