WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/04 14:49 2pgs
Fees:13.00 Taxes:647.50

20040824-0102282

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES: TAN 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee, 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dilaram Khankhodjaeva (NAME)	People's Choice Home Loans, Inc. (NAME)	MAP 173-4A
4728 Aaron Drive (ADDRESS)	7515 Irvine Center Dr. (ADDRESS)	PARCEL 101
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Irvine, CA 92618 (CITY) (STATE) (ZIP)	

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dilaram Khankhodjaeva, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 101 on the Plan of Oak Highlands, Phase 1, as of record in Plat Book 6900, Pages 432 thru 435, Register's Office for said County, to which plan refernece is made for a more complete description.

Subject to Declaration of Restrictive Covenants of record in Book 7350, Page 24, and re-recorded in Book 7367, Page 587; amended in Book 8765, Page 77, Instr: 20000428-0042354, Instr: 20020725-0089130, and Instr: 20020725-0089131; Amendment to By-Laws of record in Book 8765, Page 90; and Quitclaim Deeds to Oak Highland Homeowners Association of record in Book 7473, Page 697, and Instr: 20040217-0017737, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Arthur P. Quick by deed from Saundra K. Sharpe, unmarried, of record in Instr: 20001031-0108137, Register's Office, Davidson County, Tennessee.

This is investment property and is not subject to marital rights.

This is the same description as in previous deed of record.

Subject to notes on plat of record in Plat Book 6900, Page 432, Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 4728 Aaron Drive, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 19th day of August, 2004

Arthur P. Quick

Arthur P. Quick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur P. Quick

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of August 2004.

Commission expires 11-26-2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Office, Davidson County, Tennessee.

This conveyance is subject to any and all easements, if any.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.