Davidson County DEEDWARR
Recvd: 09/01/04 15:15 2pgs
Fees:13.00 Taxes:398.49

20040901-0106021

WARRANTY DEED

G-EPM-04-1525

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,700.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON

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
Roderick Owens	Michigan Fidelity Acceptance	
1525 14th Ave North	(NAME) 25800 Northwestern Highway, Suite 875	81-15-260
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Southfield, MI 48075	
(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 ZANETTA L. NEWBERN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RODERICK OWENS, 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. 265 on the Map of D.T. McGavock and Others Addition, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 265 fronts 50 feet on the westerly side of 14th Avenue, North, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Zanetta L. Newbern by Deed dated July 21, 2003 and filed for record on July 29, 2003 in Instrument Number 20030729-0106377, Register's Office for Davidson County, Tennessee, and being the same property conveyed to CR Blackwood and Sheridith Blackwood by Final Decree dated January 9, 1998 and filed for record on January 23, 1998 in Book 10767, Page 250, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1525 14th Ave North, Nashville, Tennessee 37208
(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 August, 2004.

Zanetta L. Newbern

STATE OF Tennessee
COUNTY OF Davidson

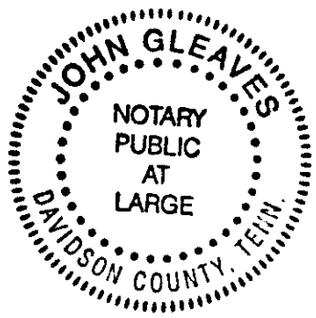
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zanetta L. Newbern, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 30th day of August, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903