WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/04 12:03 2pgs
Fees:13.00 Taxes:388.50

20040907-0107707

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 105,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-30-06

SUZANNE E. MATTHEWS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Philip S. and Monica Ergueta-Segraves	GreenPoint Mortgage Funding, Inc.	MAP: 147
582 Brewer Drive	P. O. Box 80747	GROUP: 14
Nashville, TN 37211	Atlanta, GA 30366	PARCEL: 89.00

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,

JUDSON G. RAYNOR AND WIFE, GINGER W. RAYNOR

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

PHILIP S. SEGRAVES AND WIFE, MONICA ERGUETA-SEGRAVES

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 582 Brewer Drive, Nashville, TN 37211

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 31st day of August, 2004.

Judson G. Raynor

Ginger W. Raynor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Judson G. Raynor and Ginger W. Raynor, 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 31st day of August, 2004.

Notary Public

My Commission Expires: 9-30-06

SUZANNE E. MATTHEWS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 302 on the Plan of Whispering Hills, Section II-B, of record in Book 2331, Page 155 as corrected by Engineering Certificate in Book 2641, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Judson G. Raynor and wife, Ginger W. Raynor by Deed from John C. Tune, Jr. and wife, Clara S. Tune, of record in Book 2808, Page 343, Register's Office for Davidson County, Tennessee.

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.