WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,960.00

Pamela Jo Gates
Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-WP-04-0321

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus L. Hardison	Roberg Financial LP (NAME)	
321 Starboard Ct.	216 Centerview Dr Suite 233	136-14-0-178.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Brentwood, TN 37027	
(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 LETOIA CROZIER, MARRIED FKA LETOIA MORGAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARCUS L. HARDISON AND ZAPPORACH D. HARDISON, HUSBAND AND WIFE,, 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 all of Lot No. 207, on the plan of HARBOR GATE, REVISED, SECTION TWO, as of record in Book 6250, page 33, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Letoia Morgan, unmarried, by deed from The Louis and Althea Jenkins Family Living Trust, dated November 20, 2002 and filed of record as Instrument No. 20021127-0147413, Register's Office for Davidson County, Tennessee.

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

Ronald Crozier, husband of Letoia Crozier, joins in this conveyance for the expressed purpose of conveying any marital interest which he may have in said property.

unimproved ( )
This is improved (X) property, known as 321 Starboard Ct., Nashville, Tennessee 37217
(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 31st day of August, 2004.

Letoia Crozier

Ronald Crozier

Davidson County DEEDWARR
Recvd: 09/07/04 14:09 2pgs
Fees:13.00 Taxes:636.25

20040907-0107838

STATE OF Tennessee

COUNTY OF Davidson

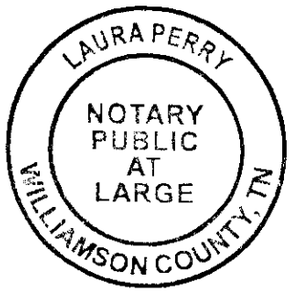
I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Letoia Crozier and Ronald Crozier personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of August, 2004.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO: Executive Title, LLC
2520 N. Mt. Juliet Rd.
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~ Mt. Juliet, TN 37122

615.383.2903