Davidson County DEEDWARR
Recvd: 09/10/04 08:35 2pgs
Fees:13.00 Taxes:440.30

20040910-0109413

WARRANTY DEED

B-NS-04-0729

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-4-06

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

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
James C. Roach	Choice Capital Funding, Inc.,	
729 Hidden Hill Drive	(NAME) 223 Roswell Street #100	76-5-10
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Alpharetta, GA 30004	
(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 BRUCE A. RAY AND SHERRY D. RAY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES C. ROACH, unmarried, 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. 9 on the plan of Hidden Hill of record in Book 4860, page 43, Register's Office for said County.

Said Lot No. 9 fronts 80.0 feet on the southerly margin of Hidden Hill Drive and extends back between parallel lines 150.0 feet to a dead line.

Being the same property conveyed to Bruce A. Ray and wife, Sherry D. Ray by Deed dated April 11, 1984 and filed for record on April 17, 1984 in Book 6271, Page 707, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 4938, Page 337, Register's Office of said County.

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

unimproved ( )
This is improved (X) property, known as 729 Hidden Hill Drive, Hermitage, Tennessee 37076
(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.

Bruce A. Ray
Bruce A. Ray

Sherry D. Ray
Sherry D. Ray

STATE OF Tennessee
COUNTY OF Davidson

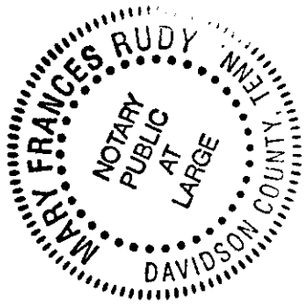
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce A. Ray and Sherry D. Ray, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this the 31st 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