WARRANTY DEED

G-MS-04-4958

SPENCER TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES JAN 27, 2007

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,650.00

Carrie Tillis

Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Helen Willis	Ownit Mortgage Solutions, Inc.	
4958 Edmonson Pk., Unit K-52	(NAME) 5445 Triangle Parkway, Suite 100	147-7-B-52 CO
(ADDRESS) Nashville, Tennessee 37210	(ADDRESS) Norcross, GA 30092	
(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 MATTHEW C. SHAW AND WIFE, TERRI L. SHAW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HELEN WILLIS, 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: Unmarried

Land in Davidson County, Tennessee being Unit K-52, WOODLEA PLACE TOWNHOMES Condominiums, as established under Master Deed of record in Book 5050, Page 101, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Special Warranty Deed from Federal Home Loan Mortgage Corporation to Matthew C. Shaw and Terri L. Shaw as recorded on the 3rd day of October, 2003 in Instrument No. 20031003-0146320; Trustee's Deed from Robert M. Wilson, Jr. as Successor-Trustee to Federal Home Loan Mortgage Corporation as recorded on the 7th day of August, 2003 in Instrument No. 20030807-0112622, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5197, page 544; Book 5197, page 585; Book 6636, page 970; and Book 5050, page 101, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4958 Edmonson Pk., Unit K-52, Nashville, Tennessee 37210
(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 24th day of September, 2004.

X _____
Matthew C. Shaw

X _____
Terri L. Shaw

Davidson County DEEDWARR
Recvd: 10/01/04 14:18 2pgs
Fees:13.00 Taxes:220.71

20041001-0118665

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew C. Shaw and Terri L. Shaw, 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 24th day of September, 2004.

Notary Public

My Commission Expires: 1/27/07

(SEAL)

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903