WARRANTY DEED

B-AFG-04-1310

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

X _____
Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2004

_____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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
Francis Jean Earps	New Century Mortgage Corp.	
1310 Jones Avenue (ADDRESS)	3109 W. Martin Luther King Blvd., Ste. 300 (NAME) (ADDRESS)	19-071.16-0-024.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Tampa, FL 33607 (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 CURTISWOOD, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANCIS JEAN EARPS, 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. 19 on the Plat of the Subdivision of the Joe Brown Estate, of record in Plat Book 843, Page 107, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Curtiswood, LLC by Deed dated August 6, 2003 and filed for record on August 8, 2003 in Instrument Number 20030808-0113423, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Melvin E. Daniels, by Deed dated March 31, 1998 and filed for record on April 2, 1998 in Book 10867, Page 786, 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 1310 Jones Avenue, Nashville, Tennessee 37207
(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 29th day of September, 2004.

X _____
Curtiswood, LLC

Davidson County DEEDWARR
Recvd: 10/13/04 08:20 2pgs
Fees:13.00 Taxes:292.30
20041013-0123133

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Bond Miller, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the PRESIDENT of Curtiswood, LLC, a Tennessee limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 29th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 1/27/07

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