Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 11/04/04 13:14 1pgs
Fees:13.00 Taxes:591.63

20041104-0133144

WARRANTY DEED

Preparer's File #-04J0767

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2004.

(Affix Seal) Notary Public

My Commission Expires: 6-3-06

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Brad Pigue	Fremont Investment and Loan	53-14-99
1405 Pawnee Trail	4343 Anchor Plaza Pkwy # 150	
Madison, TN 37115	Tampa, FL 33634	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTIAN PROPERTIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto JOHN BRAD PIGUE, MARRIED, 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:

Being Lot No. 6 on the Plan of Nawakwa Hills, as of record in Plat Book 843, pages 36 & 37, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 100 feet on the northeasterly side of Pawnee Trail and extends back northeasterly 246 feet on the easterly side and 245 feet on the westerly line to a dead line and measures 100 feet thereon.

Being the same property conveyed to Van E. Christian, II by Deed from Ameriquest Mortgage Co. of record in Instrument No. 200304170051252, dated 4/17/2003, Register's Office for Davidson County, Tennessee; and further conveyed to Christian Properties, Inc. by Quit Claim Deed from Van E. Christian, II of record in Instrument No. 20030902-0127031 dated 8/25/2003, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **1405 Pawnee Trail, Madison, Tennessee 37115**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **October, 2004**:

CHRISTIAN PROPERTIES, INC.

By: VAN CHRISTIAN II

Title: PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Van E. Christian, II (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President (Title) of **CHRISTIAN PROPERTIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such President (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Van E. Christian, II (Name),President (Title).

Witness my hand and official seal at Brentwood, TN, this 29th day of October, 2004.

Notary Public

My Commission Expires: 2/17/06