State of Tennessee
County of Davidson
This actual consideration or value – whichever is greater- is $ 88,0000.00

Affiant

Subscribed and sworn before me this the 9th Day of November, 2004

Notary Public
My Commission Expires: 11-25-06

Davidson County DEEDWARR
Recvd: 11/16/04 13:32 2pgs
Fees:13.00 Taxes:325.60
20041116-0137537

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Justin White	**930 Drummond Drive**	**Mortgage Resources, Inc.**
930 Drummond Drive	**Nashville, Tennessee 37211**	**404 BNA Drive, Suite 400**
Nashville, Tennessee 37211		**Nashville, Tennessee 37217**

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

Linda K. Spagnola and husband, Frank L. Spagnola

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto Justin P. White, unmarried

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON , COUNTY, TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 150, on the Plan of Battlewood, Section Two, of record in Plat Book 1835, pages 95 & 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda K. Spagnola and husband, Frank L. Spagnola and Joseph V. Foster, Jr. by Warranty Deed from Jack T. Bowen and wife, Yolanda Bowen of record in Book 11094, page 641, Register's Office for Davidson County, Tennessee, said Joseph V. Foster, Jr. having since conveyed his interest in the property to Linda K. Spagnola and husband, Frank L. Spagnola by Quit Claim Deed of record in Instrument No. X, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 1835, pages 95 & 96, Register's Office for Davidson County, Tennessee.

X 20041116-0137535

Subject to sewer and drainage easement of record Instrument No. 20020123-0009149, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 9th Day of November, 2004

Linda K. Spagnola

Frank L. Spagnola by Linda Spagnola as Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

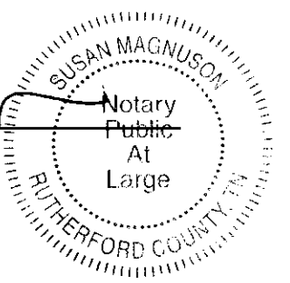
On this 9TH Day of November 2004, before me appeared

Linda K. Spagnola

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public



State of Tennessee

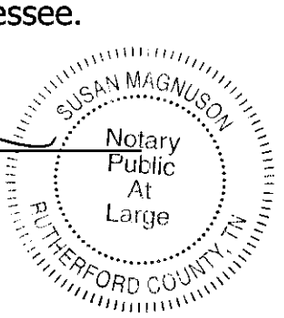
County of Davidson

On the **9th** day of **November , 2004**, before me personally appeared **Linda K. Spagnola to** me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Frank L. Spagnola** as his/her attorney in fact and acknowledged that he/she executed the same as the free act and deed of the said **Frank L. Spagnola**

See Power of Attorney of record in Book X, Page _____ Register's Office for Davidson County, Tennessee.

* 20041116-0137536

Notary Public



My commission expires: 9/17/07