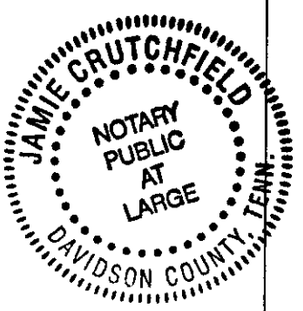
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John W. Atwell	Choice One Mortgage, LLC	Map 044
202 Martingale Drive	639 E. Main Street, Bldg. B	Group 14-0
Old Hickory, TN 37138	Hendersonville, TN 37075	Parcel 002.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Irene Hudnall a/k/a Myrtle Irene Hudnall

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John W. Atwell and wife, Edna K. Atwell
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 201, Block 7, on the Plan of Cumberland Terrace Subdivision, Part 1, as of record in Book 1424, Page 49, Register's Office for said County.

Said Lot No. 201 fronts 75 feet on the westerly side of Martingale Drive and runs back 154.98 feet on the northerly line and 227 feet on the southerly line, to a dead line in the rear, measuring 104 feet thereon.

Being the same property conveyed to Elgan Hudnall and wife, Myrtle Irene Hudnall by deed from John H. Wilson and wife, Emaline D. Wilson, of record in Book 2435, Page 461, said Register's Office. The said Elgan Hudnall now being deceased.

BEING Lot No. 202, Block 3, on the Plan of Cumberland Terrace Subdivision, as of record in Book 1424, Page 49, Register's Office for said County.

Said Lot No. 202 fronts 75 feet on the westerly side of Martingale Drive and runs back between lines, 227 feet on the north line and 198.3 feet on the south line, to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to Elgan Hudnall and wife, Myrtle Irene Hudnall, by deed from John H. Wilson and wife, Emaline D. Wilson, of record in Book 2435, Page 421, said Register's Office. The said Elgan Hudnall now being deceased.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Book 1424, Page 49, said Register's Office.

Power of Attorney of record in Instrument 20041201-0142664, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 202 Martingale Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

PICK

Davidson County DEEDWARR
Recvd: 12/01/04 08:28 2pgs
Fees:13.00 Taxes:362.60
20041201-0142665

Witness my hand this 29th day of October, 2004.

Irene Hudnall a/k/a Myrtle Irene Hudnall
By: Ray Hudnall, Attorney-in-Fact

Myrtle Irene Hudnall
Ray Hudnall, AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ray Hudnall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Irene Hudnall as her Attorney in Fact as the free act and deed of the within named Irene Hudnall.

Witness my hand and official seal at Nashville, Tennessee the 29th day of October, 2004.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.