THIS INSTRUMENT PREPARED BY: (Subject to information provided by the parties)
E. Keith Bell, Attorney
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/03/04 08:50 2pgs
Fees:13.00 Taxes:233.10
20041203-0144056

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
R. & K. Properties, Inc. 1609 11th Avenue North Nashville, TN 37201	SAME	081-12-0-066.00

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, Equity Mortgage, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto R. & K. Properties, Inc., hereinafter called the Grantee, 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, TN and being Lot No. 94 on the Map of D.T. McGavock's and Others' Addition to Nashville of record in Book 21, Page 41, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed by Trustee's Deed to Equity Mortgage, Inc. by Deed dated September 28, 2004, and executed by Curtis M. Lincoln, Trustee and recorded as Instrument No. 20041013-0123146, Register's Office for Davidson County, Tennessee.

Subject to: 2005 and subsequent years property taxes
Subject to: Mortgage Menders, LLC right of equity of redemption if found to exist.

This is improved property known as: 1609 11th Avenue North, Nashville, TN 37201

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defense the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 our hands this 22d day of October, 2004.

EQUITY MORTGAGE, INC.

BY: _____

ITS: President

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned authority in and for the state and county above, personally appeared, on this 22d day of October, 2004, within my jurisdiction, the within named Dan Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of ~~Vanderbilt~~ Equity Mortgage ~~& Finance~~, Inc., the within named bargainor, a corporation, and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.

NOTARY PUBLIC

03/06/06
My commission expires

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is ~~$9,500.00~~ $63,000.00

Affiant

Subscribed and sworn to before me this 22d day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE