WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,513.00

David Webber
Affiant

Subscribed and sworn to before me this 22nd DAY OF November, 2004.

Notary Public

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

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-CF-04-1720

Davidson County DEEDWARR
Recvd: 12/07/04 13:24 2pgs
Fees:13.00 Taxes:309.00

20041207-0145745

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
Marilon Howard	Long Beach Mortgage	
NASSAU 1720 ~~Nassar~~ Street	(NAME) 7887 East Belleview Avenue, Suite 700	
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Englewood, CO 80111	81-8-341
(CITY) (STATE) (ZIP)	(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 CHRISTOPHER FLOWERS AND WIFE, YOCIA FLOWERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARILON HOWARD,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:

Lot 67, THE HOMESTEAD ADDITION ESTATE OF D.T. MCGAVOCK, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Yocia Flowers and husband Christopher Flowers by Special Warranty Deed from Bank One, National Association, as Trustee, recorded the 3rd day of July, 2002 in Instrument No. 20020703-0080252, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1720 Nassar Street, Nashville, Tennessee 37208
(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 22nd day of November, 2004.

X Christopher Flowers

X Yocia Flowers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Flowers and Yocia Flowers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL)

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