Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,450.00 . Affiant
WARRANTY DEED	SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2004. (Affix Seal) Notary Public My Commission Expires: 7/17/06
Preparer's File #-04J0813	

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

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#:
Arnold Hood and LaDonna Hood	Fremont Investment & Loan	43-11-103
115 McArthur Drive	4343 Anchor Plaza Parkway Suite 150	
Madison, Tennessee 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 ARNOLD HOOD AND WIFE, LADONNA HOOD, 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:

Land in Davidson County, Tennessee, being the Southerly 50 feet of Lot No. 103 on the unrecorded Plan of Tract 1 and 13 of the Anderson Estates, said tract being a part of a recorded plan of the Anderson Estates, of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and said part of said lot described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1964, as follows: Beginning at a point on the Westerly margin of McArthur Drive 662.08 feet Northerly from a concrete monument at the N.W. corner of McArthur Drive and Old Hickory Boulevard, said point being the common corner of Lots 102 and 103 of said subdivision; thence Westerly with the dividing line between Lots Numbers 102 and 103, 159.5 feet to a point; thence North 4 degrees, 50 minutes East 50 feet to a point; thence Eastwardly parallel with the dividing line between Lots Nos. 102 and 103, 157 feet, more or less, to a point on the West margin of McAruthur Drive; thence Southerly with the Westerly margin of McArthur Drive, 50 feet to the point of beginning.

Being the same property conveyed to Peggy Cottles by Warranty Deed from H. Michael Haynes and wife, Susan H. Haynes of record in Book 8363, page 567, dated 5/24/1991, Register's Office for Davidson County, Tennessee; and further conveyed to Bank One, NA, Trustee by Deed from Peggy Cottles of record in Instrument No. 200402060014566, dated 1/29/2004, said Register's Office; and further conveyed to Christian Properties, Inc. by Warranty Deed from Bank One, National Association, as Trustee of record in Instrument No. 20040511-0054116, dated 4/12/2004, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **115 McArthur Drive, 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 **2nd** day of **December, 2004**:

CHRISTIAN PROPERTIES, INC.

By: VAN CHRISTIAN II

Title: PRESIDENT

Davidson County DEEDWARR
Recvd: 12/07/04 14:21 2pgs
Fees:13.00 Taxes:353.17
20041207-0145846

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 NASHVILLE, TN, this 2nd day of December, 2004.

Notary Public

My Commission Expires: 7/17/07

W. AARON FORTNER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.