Davidson County DEEDWARR
Recvd: 12/15/04 13:56 2pgs
Fees:13.00 Taxes:480.63

20041215-0149277

WARRANTY DEED

G-SFG-04-0625

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Margaret Allen
Affiant

Subscribed and sworn to before me, this 8th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES JAN 27, 2007

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
Margaret Allen	New Century Mortgage Corp.	
625 Fedders Drive	(NAME) 3109 W. Martin Luther King Blvd., #300	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Tampa, FL 33607	43-6-34
(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 ALTON DUANE HOWDEN AND ELEANOR ANN HOWDEN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET ALLEN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAN OF MADISON PARK SUBDIVISION, SECTION 2, AS SHOWN IN PLAT BOOK 3106, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 40 FRONTS 85.0 FEET ON THE NORTHERLY SIDE OF FEDDERS DRIVE AND RUNS BACK 128.31 FEET ON THE WESTERLY SIDE AND 85.0 FEET ON THE EASTERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 95.63 FEET.

BEING THE SAME PROPERTY CONVEYED TO ALTON DUANE HOWDEN AND WIFE, ELEANOR ANN HOWDEN BY WARRANTY DEED FROM JAMES R. MILLER AND WIFE, BRENDA S. MILLER, RECORDED THE 8TH DAY OF NOVEMBER, 1983 IN DEED BOOK 6173, PAGE 307, 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.

unimproved ( )
This is improved (X) property, known as 625 Fedders Drive, Madison, Tennessee 37115
(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 8th day of December, 2004.

Alton Duane Howden

Eleanor Ann Howden

STATE OF Tennessee
COUNTY OF Davidson

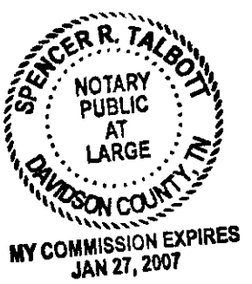
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alton Duane Howden and Eleanor Ann Howden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 8th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903