WARRANTY DEED

SHIRLEY E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires 2/27/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2005

Notary Public

MY COMMISSION EXPIRES: 2/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP-PARCEL NUMBERS
Sandra Sheats (NAME)	~~Homeqwest Capital Funding, Inc~~ (NAME)	MAP 072-150
2124-B Burns Street (ADDRESS)	~~30000 Mill Creek Ave #400~~ (ADDRESS)	PARCEL 33300
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	~~Alpharetta, GA 30022~~ (CITY) (STATE) (ZIP)	

FOR AND 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, Willie J. Thomas, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Sheats, a married woman

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:

Property located at 2124-B Burns Street, Nashville, Davidson County, Tennessee 37216 AND:

Land in Davidson County, Tennessee, being Lot No. 25-B Zone Lot Division of Lots 24 and 25 of the resubdivision of Lots 24 and 25 of James Burns Subdivision of record in Book 6250, page 487, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal survey.

Being the same property conveyed to Willie J. Thomas by deed dated 09/29/89, from Secretary of Housing and Urban Development, filed for record on 10/04/89, in Book 7954, page 197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters appearing on teh Plan of record in Plat Book 6250 page 487, said Register's Office, including any restrictions ancillary thereto. (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 01/19/05 14:15 2 pgs
Fees:13.00 Taxes:203.50

20050119-0006833

unimproved ( )
It is improved (X) property, known as 2124-B Burns Street, Nashville, Tennessee 37216
(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 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.

Witness my hand this 13th day of January 2005

Willie J. Thomas
Willie J. Thomas

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 Willie J. Thomas

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 13th day of January, 2005.

Commission expires _____

SHIRLEY E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

My Commission Expires 2/27/07

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public