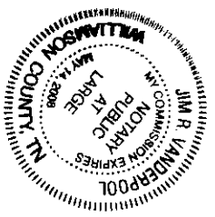
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 112,000.00

Pam S Houser
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF FEBRUARY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00580TO

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Oscar Denning and Yolanda Denning	Fromont Investment's Loan	MAP: 071-7
1809 Meridian Street	4343 Anchor Plaza Pkwy, Ste 15	Parcel: 266
Nashville, TN 37207	Tampa, FL 33634	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

D. SHANE TEETERS AND WIFE, AMY H. TEETERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

OSCAR DENNING AND WIFE, YOLANDA DENNING

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 1809 Meridian Street, Nashville, TN 37207

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 8th day of February, 2005.

D. Shane Teeters

Amy H. Teeters
By Jim R. Vanderpool, attorney in fact

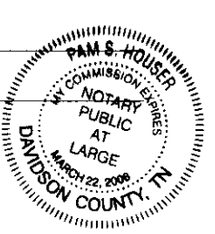
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 8th day of February, 2005, before me personally appeared to me Jim R Vanderpool (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amy H. Teeters and acknowledged that he executed the same as the free act and deed of Amy H. Teeters.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public Pam S Houser

My Commission Expires: _____



Davidson County DEEDWARR
Recvd: 02/18/05 10:29 2 pg
Fees:13.00 Taxes:414.40

20050218-0018484

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of the Resubdivision of Lot 27 of the Map of Trinity Heights, T.W. Crutchers Trustees Subdivision of Lot No. 3, as shown on plat of record in Plat in Instrument No. 20030909-0131324, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Amy H Teeters and husband, D Shane Teeters in Instrument No. 20001109-0111751, recorded 11/09/2000, Register's Office for Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Amy H. Teeters pursuant to a power of attorney executed by the same on 12/15/5004 , and being filed for in Instrument # 20050208-0014722, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, D. SHANE TEETERS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that They executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 8th day of February, 2005.

Notary Public_____

My Commission Expires:_____

