THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,200.00. x Colleen Prim Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2005. Notary Public MY COMMISSION EXPIRES: 6-26-07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/02/05 13:59 2 pgs
Fees:13.00 Taxes:796.24
20050302-0023082

BANKERS TITLE RETURN TO: [illegible]

NOTARY PUBLIC AT LARGE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen S. Prim	American Mortgage Network, a Delaware Corporation	MAP 129-12-0
1011 Edwin Warner Drive	P. O. Box 85302	PARCEL 029
Nashville, TN 37205	San Diego, CA 92186	
(CITY) (STATE) (ZIP)	(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, **Mark Sheridan and wife, Anita Louise Sheridan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colleen S. Prim and husband, Shawn M. Prim**

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:

LAND in Davidson County, Tennessee, being Lot No. 223 on the Plan of Warner Park Valley, Section 1, of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mark Sheridan and wife, Anita Louise Sheridan by warranty deed from Kelly M. Clements, Jr. and wife, Dorothy J. Clements of record in Book 4792, page 608, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1011 Edwin Warner Drive, Nashville, TN 37205.**

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 our hands this the 25th day of February, 2005.

Mark Sheridan

Mark Sheridan

Anita Louise Sheridan

Anita Louise Sheridan

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 **Mark Sheridan** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of February, 2005.

My Commission expires 1-26-09

Notary Public

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 **Anita Louise Sheridan** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of February, 2005.

My Commission expires 1-26-09

Notary Public