WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2005

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-AL-05-609

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
William H. Corum	Option One Mortgage	
609 Plantation Court (ADDRESS)	(NAME) 1600 Parkwood Circle SE, Suite 615 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	142-05-0-A 134.00 CO

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 MAIRE F. RAGGHIANTI, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM H. CORUM AND WIFE, MARY ANN CORUM, 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:

BEING A PART OF THE THE PLAN OF RIVER PLANTATION, SECTION TWO CONDOMINIUM APARTMENTS AS OF RECORD IN BOOK 4460, PAGES 136 AND 137, SAID REGISTER'S OFFICE, THE PART HEREBY DESCRIBED BEING;

UNIT NO. W-4 ON SAID PLAN TOGETHER WITH THE CARPORT DESIGNATED NO. W-4-C, AS SHOWN IN AND DESCRIBED BY THE MASTER DEED OF RECORD IN BOOK 4661, PAGE 374, ESTABLISHING A HORIZONTAL PROPERTY REGIME WITH RESPECT TO RIVER PLANTATION, SECTION TWO CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO MARIE F. RAGGHIANTI, UNMARRIED, BY WARRANTY DEED FROM JERRY D. HEATH AND WIFE, DOROTHY L. HEATH, RECORDED ON THE 21ST DAY OF NOVEMBER, 1978 IN DEED BOOK 5366, PAGE 685, 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 including those listed in Plat Book 4460, pages 136 & 137; Book 4461, page 374; Book 4661, page 389 and Book 4691, page 406, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 609 Plantation Court, Nashville, Tennessee 37221
(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 28th day of February, 2005.

Maire F. Ragghianti

Marie mfr

Davidson County DEEDWARR
Recvd: 03/03/05 09:27 2 pgs
Fees:13.00 Taxes:486.55

20050303-0023332

STATE OF Tennessee
COUNTY OF Davidson

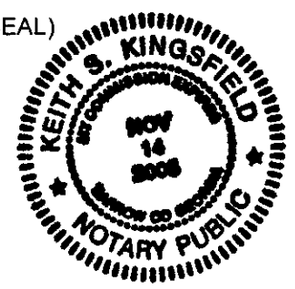
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Maire~~ Marie F. Ragghianti, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official ~~seal, this~~ the 28th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903