WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Pamela Jo Yates
Affiant

Subscribed and sworn to before me, this 7th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/09/07

(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

P-BRO-05-0423

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katrina L. Monroe	Ownit Mortgage Solutions, Inc	
423 Brewer Dr.	(NAME) 21800 Burbank Blvd, Suite 200	161-08-0-019.00
(ADDRESS) Nashville, Tennessee 37211-6017	(ADDRESS) Woodland Hills, CA 91367	
(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 STEVEN D. SHARP AND WIFE, SHERRY A. SHARP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATRINA L. MONROE AND HUSBAND, RICKY D. MONROE, 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. 5 on the Map of Kingswood Park, as of record in Book 2900, page 70, and replatted as shown in Inst. No. 20010201-0009799, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven D. Sharp and wife, Sherry A. Sharp by deed from Edward A. Ramsey and wife, June M. Ramsey, dated October 2, 1996 and filed of record in Book 10224, page 818, Register's Office for Davidson County, Tennessee. Also, the same property conveyed to Steven D. Sharp and wife, Sherry A. Sharp by quitclaim deed from Earl Escue or June P. Escue, trustees, or successor trustee(s) of the Earl and June P. Escue, Trust dated July 31, 1998, dated July 31, 2002 and filed of record as Inst. No. 20020820-0100443, Register's Office for 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 423 Brewer Dr., Nashville, Tennessee 37211-6017
(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 7th day of March, 2005.

Steven D. Sharp by Steven Sharp POA

Steven D. Sharp

Sherry A. Sharp by Steven Sharp POA

Sherry A. Sharp

Davidson County DEEDWARR
Recvd: 03/10/05 10:39 2 pgs
Fees:13.00 Taxes:495.80

20050310-0026564

STATE OF Tennessee

COUNTY OF Davidson

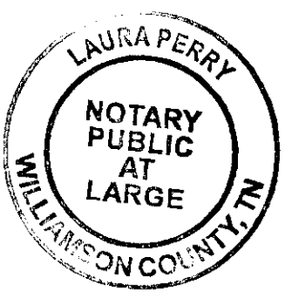
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steven Sharp, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Steven D. Sharp and wife, Sherry A. Sharp and acknowledged that he/she executed the same as the free act and deed of the said Steven D. Sharp and wife, Sherry A. Sharp.

Witness my hand and official seal, this the 7th day of March, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959