WARRANTY DEED

P-FH-05-1613A

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

CAROL BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliott Rushing	First Horizon Home Loan	
1613A 7th Avenue North (ADDRESS)	P.O. Box 146 (NAME) (ADDRESS)	81-12-339
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JULIUS OLDS, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ELLIOTT RUSHING AND WIFE, KESHA R. RUSHING, hereinafter called the Grantees, 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. A on the plan of 1613 7th Avenue Townhomes, as established by the Master Deed Establishing 1613 7th Avenue Townhomes, of record in Instrument No. 20041122-0139584, as corrected in Instrument No. 20041115-0136919, Register's Office for said County, and shown on the Condominium Exhibit as Exhibit A to the Master Deed and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Julius Olds, by Quitclaim Deed from, Bessie May Williams, a married person, dateed March 25, 2004, of record in Book 20040325-0033936, Register's Office for Davidson County, Tennessee.

This property is investment property and is not now, nor has ever been, the principal residence of the Grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1613A 7th Avenue North, Nashville, Tennessee 37208
(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/our hand(s) this 7th day of March, 2005.

Julius Olds, married

Davidson County DEEDWARR
Recvd: 03/14/05 11:15 2 pgs
Fees:13.00 Taxes:684.13

20050314-0027735

STATE OF TENNESSEE

COUNTY OF Davidson

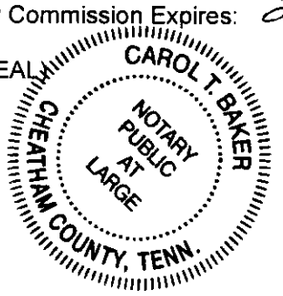
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Julius Olds, married personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800