Return to: First Title and Escrow Company, Inc.
Box 9B File Number 23936

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/05 08:52 2 pg
Fees:13.00 Taxes:895.42

20050401-0035239

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 292,005.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 2005

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 22, 2007
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Aaron (NAME)	Flagstar Bank, FSB (NAME)	MAP 83-6
1701 Eastland Avenue (ADDRESS)	5151 Corporate Drive (ADDRESS)	PARCEL 237
Nashville, TN ~~XXXXX~~ 37206 (CITY) (STATE) (ZIP)	Troy, MI 48098 (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, Robert J. Wade and wife, Gloria L. Wade

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark William Aaron and wife, Tara ~~XXX~~ Kathleen Mooney ~~Xaron~~ TJW MA RJW GLW Ag. RJW

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 the westerly 55 feet of Lot No. 1 on the Map of Olivia W. Sharpe's Addition, as of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 55 feet on the northerly side of Eastland Avenue and runs back between parallel lines, along the easterly margin of Benson Avenue, 175 feet to an alley.

Being the same property conveyed to Robert J. Wade and wife, Gloria L. Wade by Quit Claim Deed from Robert J. Wade, married of record in Instrument No. 20020322-0035452, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2005 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF OLIVIA W. SHARPE'S ADDITION OF RECORD IN BOOK 332, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1701 Eastland Avenue, Nashville, TN ~~XXXXX~~ 37206
(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 our hands this 24th day of March 2005

Robert J. Wade

Gloria L. Wade

By: Robert J. Wade
Robert J. Wade
Attorney-in-Fact

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 Robert J. Wade ~~and wife, Gloria L. Wade~~

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 24th day of March, A.D. 2005.

Commission expires 3/25/2006

Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2005, before me personally appeared Robert J. Wade, to me known (or proved to me based on satisfactory evidence) to be the person who executed the foregoing instruemnt on behalf of Gloria L. Wade and acknowledged that he executed the same as the free act and deed of the said Gloria L. Wade.

Witness my hand and official seal at Nashville, Tennessee, this ~~the 24th~~ day of March, 2005.

My commission expires: 3/25/2006

Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006