Box 64
Record 1st

Davidson County DEEDWARR
Recvd: 04/08/05 15:53 2 pgs
Fees:13.00 Taxes:318.20
20050408-0039140

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Rosary Elliott
1002 North 5th Street
Nashville, TN 37267

SEND TAX BILL TO:
same

MORTGAGEE
Argent Mortgage Co.
333 Westchester Ave. 1st Fl.
White Plains, NY 10604

MAP: 82-3
GROUP
PARCEL: 493

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Northfork Properties**, has this day bargained and sold, and does hereby transfer and convey unto **Rosary Elliott, a single person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 116, on the Plan of Sharpe & Crutcher's Addition to Northeast Nashville Subdivision, as shown on plat of record in Plat Book 57, page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Northfork Properties in Instrument No. 20040415-0042529, recorded 04/15/2004, Register's Office for Davidson County, Tennessee.

HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantee herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 57, Page 82, restrictions of record in Book 4483, Page 156, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of April, 2005.

NORTHFORK PROPERTIES

Steve McClanahan, Secretary

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the aforesaid said County and State, personally appeared, **Steve McClanahan**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Secretary of **Northfork Properties,** and that he as such secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the company, by the said **Steve McClanahan**, as such secretary.

WITNESS my hand and official seal at office this 1st day of April, 2005.

NOTARY PUBLIC

JAMES D. JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 86,000.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of April, 2005.

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-22-07