WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00 Affiant Subscribed and sworn to before me this 11th DAY OF May, 2005. Notary Public MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2008 (AFFIX SEAL)
G-AML-05-1600	

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
Hanna Tope	~~Accredited Home Lenders Inc~~	
1600 A&B - 1602 A&B DB Todd Blvd	(NAME) New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		081-15-0 202.00
(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 WAYNE MORROW, A MARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HANNA TOPE, 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:

See Attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 1600 A&B - 1602 A&B DB Todd Blvd, 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 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 11th day of May, 2005.

Wayne Morrow

Davidson County DEEDWARR
Recvd: 05/18/05 10:30 3 pg:
Fees:18.00 Taxes:666.00

20050518-0055947

STATE OF Tennessee
COUNTY OF Davidson

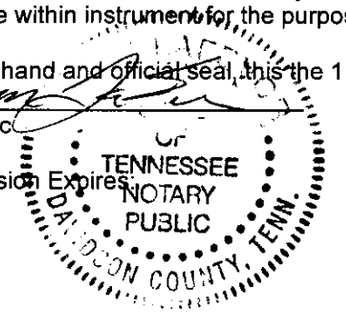
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayne Morrow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 11th day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 12, 2009

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE WESTERLY 120 FEET OF THE SOUTHERLY PART OF LOT NO. 408 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS SECOND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF COCKRILL STREET AND 18TH AVENUE NORTH, FORMERLY SALEM STREET, BEING THE SOUTHWEST CORNER OF SAID LOT NO. 408; THENCE WITH THE NORTHERLY MARGIN OF COCKRILL STREET, EASTERLY 120 FEET TO THE SOUTHWEST CORNER OF A PART OF SAID LOT, FORMERLY OWNED BY THE HARLEY POTTERY COMPANY; THENCE NORTHERLY WITH SAID COMPANY'S WEST LINE 100 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A PART OF SAID LOT CONVEYED TO W. S. COX, BEING 4 FEET SOUTHERLY FROM THE LINE BETWEEN LOTS NOS. 407 AND 408; THENCE WESTERLY PARALLEL WITH SAID LINE 120 FEET, MORE OR LESS, TO THE EASTE
RLY MARGIN OF 18TH AVENUE NORTH; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE SOUTHERLY 100 FEET TO THE BEGINNING.

Being the same property conveyed to Wayne A. Morrow, a marries person by Warranty Deed from Nancy J. Smith and Ruth Q. Smith, The Heirs at Law of Yancy Smith, recorded on September 11, 2003 in Instrument No 20030911-0133504, in the Register's Office of Davidson County, Tennessee. Also Conveyed by Quitclaim Deed recorded August 4, 2003 in Instrument No. 20030804-0109863, Register's Office for Davidson County Tennessee. Also being conveyed to Nancy J. Smith and Ruth Queen Smith by Last Will and Testament of Yancy Smith in Book 8302, page 887, recorded on March 12, 1991, and Affidavit of Heirship recorded September 11, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2005 Property Taxes, which have been prorated and assumed by the grantee(s) herein; b) Property Standards Code Repair Inspection letter of record in Inst. No. 20040720-0086705, said Register's Office; c) any matters appearing on plat of record in Book 21, Page 41, said Register's Office; d) any and all existing easements and restrictions of record not mentioned herein, Register's Office, Davidson County, Tennessee.

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