Davidson County DEEDWARR
Recvd: 06/02/05 10:10 2 pgs
Fees:13.00 Taxes:499.50

20050602-0062251

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Deborah A Delk
Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2005.

Notary Public

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

G-NPL-05-5365

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
Deborah A. Delk	Argent Mortgage Co. LLC	
5365 Simpkins Road	(NAME) 333 Westchester Avenue, 1st Floor	
(ADDRESS) Whites Creek, Tennessee 37189	(ADDRESS) White Plains, NY 10604	039-00-0 189.00
(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 TRACIE D. PIRMEZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBORAH A. DELK, 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 THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY JOHN B. RAINEY, SURVEYOR #823, DATED APRIL 4, 1978 AND REVISED APRIL 17, 1979 AND KNOWN AS JOB NO. 77-410 AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER LINE OF SIMPKINS ROAD SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF THE HANS A. STEINMUSS LAND; THENCE WITH SAID STEINMUSS WESTERLY LINE SOUTH 48 DEGREES 29 MINUTES 25 SECONDS WEST 488.00 FEET TO AN IRON PIN; THENCE LEAVING STEINMUSS LINE SOUTH 75 DEGREES 24 MINUTES 43 SECONDS WEST 670.00 FEET TO AN IRON PIN SET AT A FENCE CORNER; THENCE WITH FENCE NORTH 57 DEGREES 04 MINUTES 16 SECONDS WEST 214.50 FEET TO AN IRON PIN; THENCE LEAVING SAID FENCE NORTH 58 DEGREES 26 MINUTES 00 SECONDS EAST 1113.27 FEET TO A SPIKE IN THE CENTER OF SAID SIMPKINS ROAD; THENCE WITH THE CENTER OF SAID ROAD SOUTH 56 DEGREES 38 MINUTES 46 SECONDS EAST 110.35 FEET; THENCE SOUTH 46 DEGREES 15 MINUTES
50 SECONDS EAST 211.98 FEET TO THE POINT OF BEGINNING, CONTAINING 8.02 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY L. PIRMEZ AND WIFE, TRACIE D. PIRMEZ BY QUITCLAIM DEED FROM LOUIS H. PIRMEZ AND WIFE, JUDY C. PIRMEZ RECORDED NOVEMBER 21, 1997 IN BOOK 10692, PAGE 789, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Said Jeffrey L. Pirmez having since died leaving Tracie D. Pirmez as surviving tenant by the entirety.

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

unimproved ( )
This is improved (X) property, known as 5365 Simpkins Road, Whites Creek, Tennessee 37189
(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 20th day of May, 2005.

Tracie D. Pirmez
Tracie D. Pirmez

STATE OF Tennessee
COUNTY OF Davidson

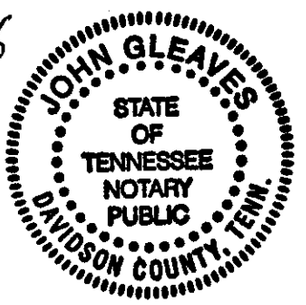
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracie D. Pirmez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 20th day of May, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903