Box 004
Record 1st

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$99,900.00.**

Affiant

Subscribed and sworn to before me this 3rd day of: June, 2005

Notary Public
My Commission expires: 2/10/06

Davidson County DEEDWARR
Recvd: 06/08/05 09:34 2 pgs
Fees:13.00 Taxes:369.63

20050608-0065348

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Virginia Peters	Long Beach Mortgage Company	081-11-0-199.00
2840 Hydes Ferry Road	320 Interstate North Parkway, Suite 500	
Nashville, TN 37218	Atlanta, GA 30339	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kenneth Davis**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Virginia Peters**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 50 feet of Lot No. 386 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.

Said part of Lot no. 386 fronts 50 feet on the west side of 17th Avenue North, formerly James Street, and runs back between parallel lines, 170 feet to an alley.

Being part of the same property conveyed to Kenneth Davis, by deed from Dyke Tatum, Substitute Trustee, on April 1, 2005, of record in Instrument Number 20050405-0037276, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 21, page 41, Register's Office Davidson County, Tennessee.

This is improved property known as: **1615 17th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

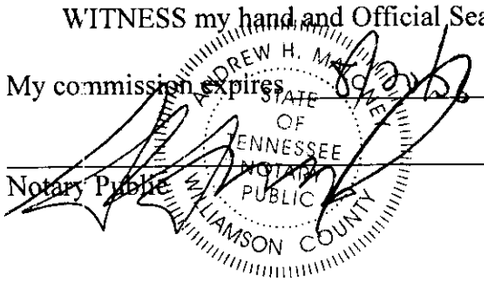
WITNESS our hands this June 3, 2005.

Kenneth Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenneth Davis** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 3, 2005



My commission expires _____

_____
Notary Public