Davidson County DEEDWARR
Recvd: 06/29/05 10:17 2 pgs
Fees:13.00 Taxes:442.15

20050629-0074741

WARRANTY DEED

G-CD-05-0937-NO9

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Affiant

Subscribed and sworn to before me this 21st DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-20-06
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Marcus Rowe	New Century Mortgage	
937 Russell Street, #9 (ADDRESS)	One Pierce Place, Suite 1200W (NAME)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Itasca, IL 60143 (ADDRESS) (CITY) (STATE) (ZIP)	82-16B 202.00 CO

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 KRISTIE ROBINSON COLE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARCUS ROWE, MARRIED, 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:

BEING UNIT NO. 9, BLDG 2B OF RUSSELL STREET COMMONS II, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6928 AT PAGE 645, AS AMENDED IN BOOK 7049, PAGE 202, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 6900 AT PAGE 89, AS AMENDED IN BOOK 7049, PAGE 201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KRISTIE ROBINSON COLE BY QUITCLAIM DEED EXECUTED JUNE 1, 2005 AND FILED FOR RECORD ON _____ IN INSTRUMENT NUMBER 20050629-0074740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY CONVEYED TO BRIAN LEE COLE, A SINGLE PERSON BY SPECIAL WARRANTY DEED FROM SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, RECORDED THE 4TH DAY OF JUNE, 1993 IN DEED BOOK 8971, PAGE 996, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 6900, Page 89; Book 7049, Page 201; Book 7049, Page 201; Book 6928, Page 645; and Book 7049, Page 202; said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 937 Russell Street, #9, Nashville, Tennessee 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 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 21st day of June, 2005.

Kristie Robinson Cole

STATE OF Tennessee
COUNTY OF Davidson

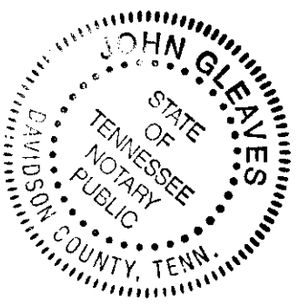
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristie Robinson Cole, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 3rd day of June, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903