This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $17,000.00.

Affiant

Subscribed and sworn before me this the 4th day of August, 2005.

Notary Public
My commission expires:

RECORD & RETURN TO:



NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/09/05 15:09 2 pgs
Fees:13.00 Taxes:270.10



20050809-0094396

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert E. Filhart	Argent Mortgage Company, LLC	095-03-0-A-065.00 CO
2258 Lebanon Road, # 65	P.O. Box 11056	
Nashville, TN 37214	Orange, CA 92856	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John E. Yeargin, Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert E. Filhart, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 65 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253, in the Register's Office for Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JOHN E. YEARGIN, JR., by deed from KERRICA A. YEARGIN LYTTLE, of record as Instrument No. 20020201-0014473, dated January 24, 2002, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2258 Lebanon Road, # 65, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 3rd day of August, 2005.

John E. Yeargin, Jr.

8/4/05

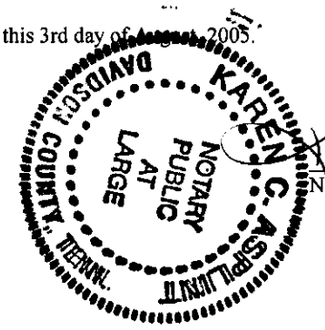
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John E. Yeargin, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:

7-21-07



Notary Public