WARRANTY DEED

G-HDH-05-3681

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.
STATE OF TENNESSEE Affiant
Subscribed and sworn to before me, this 14th DAY OF September, 2005.
NOTARY PUBLIC
Notary Public
MY COMMISSION EXPIRES: My Commission Expires MAR. 21, 2009
(AFFIX SEAL)

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: (SA)	MAP-PARCEL NUMBERS
Marstine Newby	Same as new owner	
3681 Chesapeake Drive (ADDRESS)	(NAME)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	50-11-133.00

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 CHRIS FLOWERS AND YOCIA FLOWERS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARSTINE NEWBY*, 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 Davidson County, Tennessee, being Lot 14, TIMBERWOOD ESTATES, SECTION TWO, as shown on plat of record in Plat Book 6250, Page 882, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chris Flowers and Yocia Flowers by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington D.C., recorded on the 28th day of January, 2003 in Instrument No. 20030128-0011546, 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 6250, Page 882; Book 6828, Page 293; and Book 10556, Page 122; said register's office; and c) any and all existing easements and restrictions as shown of record.

*A MARRIED WOMAN

unimproved ( )
This is improved (X) property, known as 3681 Chesapeake Drive, Nashville, Tennessee 37207
(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 14th day of September, 2005.

Chris FLowers

Yocia Flowers

Davidson County DEEDWARR
Recvd: 09/16/05 15:09 2 pgs
Fees:13.00 Taxes:351.50
20050916-0111767

STATE OF Tennessee
COUNTY OF Davidson

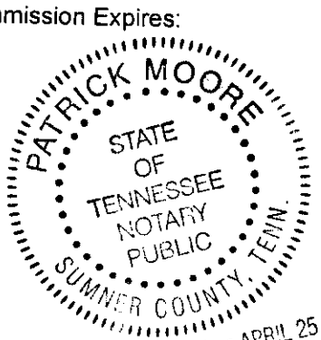
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris FLowers and Yocia Flowers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this the 14th day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903