03

Realty Title
48-A

This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Pamela Lawrence and Jay Paul Lawrence
602 Village Court
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

Davidson County DEEDWARR
Recvd: 09/20/05 09:30 2 pgs
Fees:13.00 Taxes:434.75
20050920-0112717

MORTGAGEE:
ABN AMRO Mortgage Group, Inc.
2800 W. Big Beaver Rd.
Troy, Michigan 48084

MAP AND PARCEL:
MAP 94-1
PARCEL 279.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, SOLUTION HOME BUYERS, INC., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Pamela Lawrence and husband, Jay Paul Lawrence, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 415 on the Plan of Edgefield Land Company's Fourth Addition to East Nashville, of record in Book 57, Page 153, and part of a strip marked "reserved" East of said Lot on the Plan of Shelby Village No. Two, of record in Book 1835, Page 48, said Register's Office.

BEGINNING at the point in the line between Lots Nos. 414 and 415, said point being 150 feet East of the Easterly margin of South 14th Street, being the northeast corner of the property conveyed to Charles W. Minton and wife, by deed from Claude Edwards and wife, of record in Book 1629, Page 553, said Register's Office; thence with the line between two lots and continuing in an easterly direction 123.3 feet, more or less, to the westerly margin of Village Court; thence with same southwardly 50 feet; thence westwardly 123.5 feet, more or less, to a point 150 feet east of the easterly margin of South 14th Street, being Minton's southeast corner; thence northwardly and parallel with the easterly margin of said street and Minton's easterly line 50 feet to the beginning.

Being the same property conveyed to SOLUTION HOME BUYERS, INC., by deed from Manufacturers & Traders Trust Company, One M & T Plaza, New York, NY 14203-2399 of record in INST: 20040311-0018079, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines of record in Book 57, Page 153. said Register's Office.

Taxes for 2005 have been prorated and assumed by buyers

This is improved property known as 602 Village Court, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Pamela Lawrence and husband, Jay Paul Lawrence, their heirs and assigns, forever; and SOLUTION HOME BUYERS, INC. does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 15th day of September, 2005.

SOLUTION HOME BUYERS, INC.

Sean Queen, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sean Queen as President of SOLUTION HOME BUYERS, INC., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 2/22/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 117,500.00.

AFFIANT

Subscribed and sworn to before me this 15th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 2/22/2009