27-A 1/2

WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,000.00
Charles Power Youree
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF September, 2005
Notary Public
MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Power Youree (NAME)	Argent Mortgage Co., LLC (NAME)	71-15-287.00
1220 Joseph Avenue (ADDRESS)	44 South Broadway 13th Fl. (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	White Plains, NY 10601 (CITY) (STATE) (ZIP)	20W 12510

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eaton Family Properties,, a General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Power Youree, unmarried

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN being Lot No. 43 on the Plan of C.F. Sharpe and W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eaton Family Properties, a General Partnership by deed dated 2/28/2003 and recorded 3/4/2003 from Jon Stark, unmarried of record as Instrument No. 20030304-0028464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements which may affect the property and are currently of record.

Davidson County DEEDWARR
Recvd: 09/29/05 09:26 2 pgs
Fees:13.00 Taxes:210.90
20050929-0116919

unimproved ( )
This is improved (X) property, known as 1220 Joseph Avenue, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 7th day of September, 2005

Eaton Family Properties,, a General Partnership
By:
James Kenneth Eaton, Sr., Partner
Attest:
Toni C. Eaton, Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James Kenneth Eaton, Sr. and Toni C. Eaton with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partner and Partner respectively of the Eaton Family Properties, the within named bargainor, and corporation, and that they as such Partner and Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James Kenneth Eaton, Sr. as such Partner, and attesting the same by the said Toni C. Eaton as such Partner.

Witness my hand and official seal at office at Brentwood, Tn on this the 7th day of September, 2005 .

My commission expires 9-22-07

Notary Public

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires