200509351

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $119,900.00.

Anna Torres
Affiant

Subscribed and sworn before me this the 13th day of October, 2005.

Notary Public
My commission expires:

11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/14/05 13:29 2 pgs
Fees:13.00 Taxes:443.63

20051014-0124166

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anna Torres	Argent Mortgage Company	165-64
4073 Lavergne Couchville Pike	44 South Broadway, 16th Floor	
Antioch, TN 37013	White Plains, NY 10604	

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, Steve Michaels, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anna Torres, 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 the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the southeasterly margin of LaVergne-Couchville Road, formerly LaVergne-Couchville Pike, at a southerly corner of the property conveyed to John H. Milton, of record in Book 4481, page 554, Register's Office for Davidson County, Tennessee; thence, leaving said road with Milton's southerly line, S 39 deg. E 128 feet to a corner of Milton property; thence, S 1 deg. W 113.03 feet to a point in the northerly line of the property conveyed to George C. Cone, of record in Book 4598, page 565, said Regiser's Office; thence with Cone's northerly line, northwestwardly 280 feet, more or less, to the southeasterly margin of LaVergne-Couchville Road; thence, with said road, northeastwardly 284.85 feet to the point of beginning.

Being the same property conveyed to Steve Michaels, by deed from Marshall L. Hix, Successor Trustee, of record as Instrument No. 20030417-0051554. dated April 7, 2003, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4073 Lavergne Couchville Pike, Antioch, TN 37013.

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 13th day of October, 2005.

Steve Michaels
Steve Michaels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steve Michaels, 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 13th day of October, 2005.

My commission expires:

11/22/08

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY