WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,500.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

P-FCR-05-3802

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie E. Grower	GMAC Mortgage Corporation	
3802 Oxford Street	100 Witmer Road	61.15-390
Nashville, Tennessee 37216	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 TANYA J. JUDKINS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIE E. GROWER, 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:

Being the northerly 50 feet of the westerly 150 feet of Lot No. 261 and the southerly 35 feet of Lot No. 262 on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Being the same property covneyed to Tanya J. Judkins, unmarried, by deed from Arthur J. Williams and wife, Nadina Williams, dated October 31, 2003 and filed of record as Inst. No. 20031110-0164431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 332, page 101 and Book 4277, page 765, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3802 Oxford Street, Nashville, Tennessee 37216
(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 23rd day of November, 2005.

Tanya J. Judkins by Josh Cook, attorney in fact

Tanya J. Judkins by Josh Cook,
attorney-in-fact

Davidson County DEEDWARR
Recvd: 11/29/05 10:02 2 pgs
Fees:13.00 Taxes:556.85

20051129-0143325

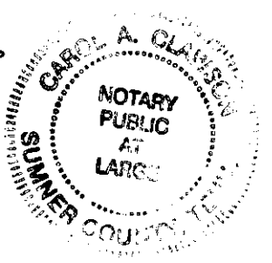
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23rd day of November, 2005, before me personally appeared Josh Cook, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tanya J. Judkins, and who acknowledged that he executed the same as the free act and deed of the said Tanya J. Judkins.

Witness my hand and official seal, this the 23rd day of November, 2005.

Carol A. Clawson
Notary Public

My commission expires: 6-6-06



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959