WARRANTY DEED

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 2006

Notary Public

MY COMMISSION EXPIRES: 8/31/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Cockrill (NAME)	Argent Mortgage Company, LLC (NAME)	149-8-73.00
618 Alison Court (ADDRESS)	333 Westchester Ave 1st Floor (ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	White Plains, NY 10604 (CITY) (STATE) (ZIP)	

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, Beverly I. Thompson aka Beverly French and husband, Jerry French

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Cockrill, 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:

Property located at: 618 Alison Ct, Davidson County, Nashville, TN 37217 AND:

BEING Lot No. 25-A, Zone Lot Division, Lots Nos. 10-16 and 18-43, Edge-O-Lake, Section 21, of record in Plat Book 6900, Page 256, amending Book 6250, Page 111, Book 5200, page 577, Register's Office for Davidson County, Tennessee.

SAID Lot No. 25-A fronts 25.19 feet on the northerly margin of Alison Court and extends back 146.30 feet on the westerly line and 143.89 feet on the easterly line to a dead line at the rear measuring 52.05 feet thereon. INCLUDED in the description of said Lot 25-A, but EXCLUDED from this conveyance, is that portion of Lot 25-A which lies under and encompresses the portion of the structure located on Lot 25-B which encroaches on this property, as shown on the survey of John Kohl & Company, P.C., dated December 31, 1986.

Being the same property conveyed to Beverly I. Thompson by deed dated 04-06-99, from Scott E. Tyler and wife, Tina J. Tyler, filed for record on 04-08-99, in Book 11423, page 861, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Jerry French, spouse of Beverly I. Thompson aka Beverly French, joins in this Warranty Deed for the purpose of conveying such interest, if any, that he may have in and to said property.

unimproved ( )
This is improved (X) property, known as 618 Alison Court, Nashville, Tennessee 37217
(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 my hand this 18th day of January 2006

Beverly I. Thompson

Jerry French

Beverly French aka Beverly French

Davidson County DEEDWARR
Recvd: 01/20/06 14:16 2 pgs
Fees:13.00 Taxes:347.80

20060120-0007902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly I. Thompson aka Beverly French and husband, Jerry French

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory Tennessee, this 18th day of January, 2006.

Commission expires 8/31/08

Notary Public

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public