WARRANTY DEED

B-FSBO-08-633

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason L. White	First Choice Funding, Inc.	
633 River Rouge Drive (ADDRESS)	2100 Riverchase Center, Ste. 100 (NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	90-11-11.00

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 JOSEPH A. HOROWITZ, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON L. WHITE, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 634, CHARLOTTE PARK, SECTION NINE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 77, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DAVID HOROWITZ AND WIFE, SHIRLEY HOROWITZ TO JOSEPH A. HOROWITZ AS RECORDED ON THE 9TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030409-0047409 AND WARRANTY DEED FROM LEONARD W. SIMMONS, MARRIED AND MARY EVELYN SIMMONS TO JOSEPH A. HOROWITZ, UNMARRIED AND DAVID HOROWITZ AND WIFE, SHIRLEY HOROWITZ AS RECORDED ON THE 30TH DAY OF AUGUST, 1996 IN BOOK 10172, PAGE 870, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAT BOOK 2900, PAGE 77; EASEMENT OF RECORD IN BOOK 2140, PAGE 408 AND AGREEMENT OF RECORD IN BOOK 2593, PAGE 566, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 633 River Rouge Drive, Nashville, Tennessee 37209
(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.

Davidson County DEEDWARR
Recvd: 07/29/08 14:58 2 pgs
Fees:13.00 Taxes:906.50
20080729-0077616

Witness my/our hand(s) this 18th day of July, 2008.

Joseph A. Horowitz

Mary-Michael Horowitz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph A. Horowitz and Mary-Michael Horowitz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903