WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Michael W. Dinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 99

Tina D. Brown
Notary Public

MY COMMISSION EXPIRES: 3-23-2003
(AFFIX SEAL)

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Dinger	Decision One Mortgage Co. LLC	MAP 119-06
(NAME)	(NAME)	
51 Valeria Street	9245 North Meridian, Suite 210	PARCEL 120
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Indianapolis, IN 46260	
(CITY) (STATE) (ZIP)	(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, Judy Hullett, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Dinger, 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:

Land in Davidson County, Tennessee, being Lot No. 196 on the Map of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for said County, to which Map reference is hereby made for a more complete description herewith.

Being the same property conveyed to Herman F. Holland and wife, Barbara G. Holland by deed from James F. Buhler and wife, Evelyne P. Buhler, of record in Book 2339, page 5, said Register's Office. Barbara G. Holland died leaving Herman F. Holland as her surviving spouse. Herman F. Holland died May 30, 1995. Judy Hullett is the sole heir of Herman F. Holland pursuant to Affidavit of Heirship of record in Book 11412, page 730, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1835, page 37, said Register's Office.

Judy Hullett, the only heir-at-law herein warrants to the grantee that she shall defend this estate for all taxes and debts whatsoever.

This is the same description as in previous deed of record.

unimproved ( )
This is improved (X) property, known as 51 Valeria Street, Nashville, TN 37210
(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 31st day of March, 19 99

Judy Hullett

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Judy Hullett, married

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 Nashville, Tennessee, this 31st day of March 19 99

Commission expires _____

_____
Notary Public

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 _____ 19_____ .

My commission expires _____

_____
Notary Public

056 8842
IDENTIFICATION REFERENCE
99 APR -1 PM 4:09
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.
6721 04/01 0101 02CHECK 281.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11412 PG. 733

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

E3

0568842

IDENTIFICATION REFERENCE

99 APR -1 PM 4:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	73000.00
CON TX	270.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	281.10
CHECK	281.10

04/01/99 01 16:09 0001 6761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445805

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED