Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Darren K. Simon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2001

Laura A. Bradley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren K. Simon (NAME)	Choice One Mortgage, LLC (NAME)	MAP 53-6B
2305 Riverway Drive (ADDRESS)	639 E. Main Street, B106 (ADDRESS)	PARCEL 96
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (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, David Murphy, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darren K. Simon

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. 145 on the Plan of Waterford Phase 5-B of record in Plat Book 7900, pages 838-839, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to David Murphy by deed from Maurice Jenkins and wife, Sylvia M. Jenkins of record in Book 10701, page 598, Register's Office for Davidson County, TN.

Declaration of Covenants, Conditions and Restrictions of record in Book 8694, page 216; Book 8695, page 462; Book 9530, page 185; Book 9530, page 189 and Charter and By-Laws of record in Book 8711, page 701 and Book 8715, pge 583, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 7900, pages 838-839, said Register's Office.

The legal description is the same as the previous deed of record.

Davidson County DEEDWARR
Recvd: 11/15/01 14:20 2pgs
Fees:13.00 Taxes:462.50
20011115-0125529

unimproved ( )
This is improved (X) property, known as 2305 Riverway Drive, Old Hickory, TN 37138
(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 14th day of November, 2001

David Murphy
David Murphy

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 David Murphy

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 2001.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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