Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/24/02 09:58 1pgs
Fees:13.00 Taxes:666.00

20020624-0075450

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2002.

(Affix Seal) Notary Public

My Commission Expires: July 16 2002

AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

Preparer's File #-02E0452

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Briley and Jodie Bell	Decision One Mortgage Co., LLC	83-14-338
1902 Boscobel Street	6060 J.A. Jones Dr. Ste. 1000	
Nashville, TN 37206	Charlotte, NC 28287	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES T. CRAWFORD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID BRILEY AND JODIE BELL, 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 No. 141 in the Edgefield Land Company's First Addition to East Nashville, as of record in Plan Book 57, page 130, Register's Office, Davidson County, Tennessee. Said Lot No. 141 fronts 50 feet on the south side of Boscobel Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Maggie K. Oldham (LE) and Shirley J. Pike by Quitclaim Deed from Maggie K. Oldham of record at Book 6827,page 204, dated 04/11/1986 and recorded on 04/11/1986 and further conveyed to Charles T. Crawford, Unmarried by Deed from Maggie K. Oldham (LE) and Shirley J. Pike of record at Instrument No. 200110310118603, dated 10/30/2001 and recorded on 10/31/2001, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the grantors herein by Deed of even dated record in Instrument No._____, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1902 Boscobel Street, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **18th** day of **June, 2002**:

Charles T. Crawford
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES T. CRAWFORD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 18th day of June, 2002.

Notary Public

My Commission Expires: July 16 2002

AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN