WARRANTY DEED

B-CC-02-0501

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,900.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF February, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/7/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Jason Hunt	Decision One Mortgage, LLC	
501 Danley Court (ADDRESS)	6060 JA Jones Drive Suite 1000 (ADDRESS)	162-03-240
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Charlotte, NC 28287 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we INVESTORS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, TO A ONE-HALF UNDIVIDED INTEREST, AND SUWANNEE PROPERTIES, LLC, A LIMITED LIABILITY COMPANY OF WYOMING, TO A ONE-HALF UNDIVIDED INTEREST, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JASON HUNT AND WIFE, CINDY HUNT, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 31 on the Plan of Haywood Hills Subdivision, Section 1, as of record in Book 4460, page 156, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Investors Development, LLC, a Tennessee limited liability company, to a one-half undivided interest, and Suwannee Properties, LLC, a limited liability company of Wyoming, to a one-half undivided interest by QuitClaim Deed from Charles Caudell dated August 8, 2002 and filed for record August 13, 2002 in Instrument No. 200208130097583, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 501 Danley Court, Antioch, Tennessee 37013
(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/our hand(s) this 14th day of February, 2003.

Investors Development, LLC by Charles Caudell, Managing Member

man. member

Suwannee Properties, LLC by Cal Woodard, Managing Member

Davidson County DEEDWARR
Recvd: 02/21/03 13:32 2pgs
Fees:13.00 Taxes:421.43

20030221-0023361

STATE OF TENNESSEE
COUNTY OF Davidson

Before me the undersigned authority of the state and county aforesaid, personally appeared Charles Candell, within whom I am personally aquainted with (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Investors Development, LLC and who is Managing Member (title)(or other officer authorized to execute the instrument) of Investors Development, LLC (Company name) the within named bargainor a Limited Liability Company, and that such Managing Member executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal
on this the 14 day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cal Woodard of Suwanee Properties, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she they is/are the Managing Member of Suwanee Properties of the maker or a constituent of the maker and is authorized by the maker or by it's constituent, the constituent being authorized by the maker to executed this instrument on behalf of the maker.

Witness my hand and official seal, this the 14th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903