STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 130,000.00 .

Tammy Barbolic
Affiant

Subscribed and Sworn to before me on this the 31st day of March, 2003.

Notary Public

My Commission Expires: My Commission Expires Jan. 25, 2006

Davidson County DEEDWARR
Recvd: 04/03/03 14:03 2pgs
Fees:13.00 Taxes:481.00
20030403-0044232

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

GENERAL WARRANTY DEED

Address New Owner(s)	Sent Tax Bills To	Map-Parcel Number(s)
Andrew Chervenak, II Jessica Purcell 212 Garrett Drive Nashville, TN 37211	Decision One Mortgage 6060 J.A. Jones Drive Suite 1000 Charlotte, NC 28287	Map 147-02 Parcel 89

For good and valuable consideration, receipt of which is hereby acknowledged, Edward R. Zaino ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Andrew Chervenak, II and Jessica Purcell ("Grantees") as joint tenants with right of survivorship certain real estate located in Davidson County, Tennessee, described as follows:

Being Lot 403 on the Plan of Caldwell Hall, Section IV, of record in Book 3106, Page 1, Register's Office for said County.

Said Lot fronts 83.95 feet on the north side of Garrett Drive and runs back 158.3 feet on the west line and 158.65 feet on the east line to a dead line in the rear of which measures 79.9 feet.

Being the same property conveyed to Edward R. Zaino and wife, Kathryn S. Zaino, by Deed from The Kennedy Corp., of record Book 3256, page 455, said Register's Office.

Kathryn S. Zaino has since died, vesting title in Edward R. Zaino as surviving spouse.

This conveyance is subject to restrictions in Book 1788, Page 108, in Book 3179, Page 587 and in Book 7571, Page 581, all matters shown on the plan of record in Book 3106, Page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Garrett Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, its successors and assigns, forever. Grantor covenants with

Grantees that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantees, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 31 day of March, 2003.

Edward R. Zaino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Edward R. Zaino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31 day of March, 2003.

NOTARY PUBLIC

My Commission Expires: _____

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05