WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/03 15:40 2pgs
Fees:13.00 Taxes:643.80

20030822-0122633

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley W. Henderson (NAME)	Decision One Mortgage Company, (NAME)	61-12-0-171
1246 Riverwood Drive (ADDRESS)	6060 J. A. Jones Dr., Ste. 1000 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Charlotte, NC 28287 (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, Sidney Carney Francisco and wife, Josephine S. Francisco

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wesley W. Henderson, (Married) and wife Heather R. Henderson

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 the easterly 40 feet of Lot No. 33 and the westerly 45 feet of Lot No. 34 on the Map of Eastdale Place, as of record in Plat Book 547, pages 29 and 30, Register's Office for said County.

Said easterly part of Lot No. 33 and the westerly part of Lot No. 34 front together 85 feet on the southerly side of Riverwood Drive and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Cuthbert Carney Francisco by deed from Commerce Union Bank, Trustee, of record in Book 1020, page 130, and further conveyed to Katherine S. Francisco, a 1/2 undivided interest to create an estate by the entireties by deed from Cuthbert Carney Francisco of record in Book 3406, page 118, and further vested in Sidney Carney Francisco by Last Will and Testament of C. Carney Francisco of record in Will Book 146, page 547, all in the Register's Office for Davidson County, TN. The said Katherine S. Francisco having predeceased C. Carney Francisco.

Josephine S. Francisco joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Sidney Carney Francisco.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Plat Book 547, pages 29 and 30, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 1246 Riverwood Drive, Nashville, TN 37216
(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 18th day of August, 2003

Sidney Carney Francisco
Sidney Carney Francisco

Josephine S. Francisco
Josephine S. Francisco

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 Sidney Carney Francisco and wife, Josephine S. Francisco

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 18th day of August, 2003.

Commission expires 9/21/2004

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.
My Commission Expires September 25, 2004

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 _____, _____.

My commission expires _____

_____
Notary Public