RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of September, 2003

Notary Public

MY COMMISSION EXPIRES: 7/28/2006

Davidson County DEEDWARR
Recvd: 09/16/03 07:59 2pgs
Fees:13.00 Taxes:451.03
20030916-0135417

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rochelle McKissack	Decision One Mortgage	084-01-121
1205 Rosebank Avenue	6060 J. A. Jones Drive, Suite 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Andrea M. Delmotte a/k/a Andrea Marie Delmotte, unmarried

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

Rochelle McKissack, unmarried

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. 4 on the Plan of Rose Estates, Section One, of record in Plat Book 3600, Page 37, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrea M. Delmotte by Warranty Deed from Jaunita Callis, unmarried, of record in Instrument No.: 20010524-0054227, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1205 Rosebank Avenue, Nashville, TN 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 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 11th day of September, 2003

Andrea M. Delmotte a/k/a Andrea Marie Delmotte by Jon Hasenfuss attorney in fact

Andrea M. Delmotte a/k/a Andrea Marie Delmotte
By: Jon Hasenfuss, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 11th day of September, 2003, personally appeared Jon Hasenfuss to me known to be the person who executed the foregoing instrument on behalf of Andrea M. Delmotte a/k/a Andrea Marie Delmotte as Attorney in Fact, and acknowledged that Jon Hasenfuss executed the same as the free act and deed of the said Andrea M. Delmotte a/k/a Andrea Marie Delmotte.

Witness my hand and official seal this 11th day of September, 2003.

Notary Public

My Commission Expires: 7/29/2006

