Davidson County DEEDWARR
Recvd: 10/01/03 15:52 2pgs
Fees:13.00 Taxes:532.06
20031001-0145073

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite
Hendersonville, TN 37075
File No. 05-0308-610

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 143,800.00.

Ericka J. Beccari
Affiant

Subscribed and sworn to before me, ~~this 30th~~ 26th day of September, 2003.

Notary Public
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Ericka J. Beccari	Decision One Mortgage, LLC	150-1-139
2810 Rural Hill Creek	6060 JA Jones Drive, Suite 1000	
Nashville, 37217	Charlotte, NC 28287	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia L. Cole, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ericka J. Beccari, hereinafter called the Grantees, their successors 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. 34 on the Plan of Edge-O-Lake Estates, Section 8, of record in Plat Book 3700, Page 101, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia L. Cole by deed from Secretary of Housing and Urban Development dated 2/26/03 and recorded 3/18/03 of record in Instrument No. 200303180035884, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2810 Rural Hill Creek, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 ~~30th~~ 26th day of September, 2003.

Patricia L. Cole
Patricia L. Cole

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia L. Cole, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this ~~30th~~ 26th day of September, 2003.

Angela A. Ramsey, Notary

Notary Public

My Commission expires 05/28/06

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006