RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN06173

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/03 13:40 2pgs
Fees:13.00 Taxes:440.30

20031105-0162420

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy Sexton **2794 Riverbend Drive** **Nashville, TN 37013**	**Decision One Mortgage Company, LLC** **6060 J.A. Jones Drive** **suite 1000 Charlotte NC 28287**	**62-2-A-210**

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, WE,

Toni Angela Murphy-Casassa and Husband, Christopher C. Casassa

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

Wendy Sexton and Husband, Martin Sexton

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. 333 on the Plan of River Trace Estates, Phase I, Section 3, which appears of record in Book 6900, page 615, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Toni Angela Murphy, by Deed from Heath C. Murphy, dated November 25, 1998 and recorded November 30, 1998 in Book 11223, page 855, and being the same property previously conveyed to Heath C. Murphy and wife, Angela T. Murphy, by Deed from Fox Ridge Homes, Inc., recorded November 7, 1995 in Book 9852, page 667, Register's Office for Davidson County, Tennessee. The said Toni Angela Murphy is now known as Toni Angela Murphy-Casassa.

Subject to Restrictive Covenants of record in Deed Book 6851, page 370, Book 6782, page 747, Book 6851, page 390 and Book 6851, page 363; Transmission Line Easement of record in Book 1163, page 341; Flowage Easement of record in Book 2022, page 83; Easements of record in Book 3959, page 595, all of record in the Register's Office for Davidson County, Tennessee.

Christopher C. Casassa, husband to Toni Angela Murphy-Casassa, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that he may have in and to said property.

Unimproved ( )
This is improved (X) property known as **2794 Riverbend Drive, Nashville, TN 37013**
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 our hands this 29th day of October, 2003.

Toni Angela Murphy-Casassa

Toni Angela Murphy-Casassa

Christopher C. Casassa

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~Williamson~~ Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toni Angela Murphy-Casassa and husband Christopher C. Casassa the bargainors 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 W. Hollywood, CA ~~Tennessee~~, this 29th day of October, 2003.

Commission Expires: 12-24-06

Notary Public

KYLE J. BRADSHAW
Commission # 1387669
Notary Public - California
Los Angeles County
My Comm. Expires Dec 24, 2006