WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/04 09:24 2pgs
Fees:13.00 Taxes:338.55

20040106-0001767

R-BWD-03-1400

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaQuita D. Crutcher	Decision One Mortgage, LLC	
1400 11th Avenue North (ADDRESS)	(NAME) 6060 JA Jones Drive Suite 1000 (ADDRESS)	81-16-138
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Charlotte, NC 28287 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANET M. HOSALE UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAQUITA D. CRUTCHER UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the westerly part of Lot No. 406 on the Plan of McGavock Wetmore & Others First Addition to Nashville, called the "Town of McGavock" a plan of which is or record in Book 21, page 23, R.O.D.C., Tennessee, described in Book 547, page 3, R.O.D.C., Tennessee.

Being the same property conveyed to Janet M. Hosale by Warranty Deed from Low Income Housing Partners, #2, LLC dated July 1, 2003 and filed for record on July 9, 2003 in Instrument No. 200307090094671, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1400 11th Avenue North, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of December, 2003.

Janet M. Hosale
Janet M. Hosale

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Janet M. Hosale unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

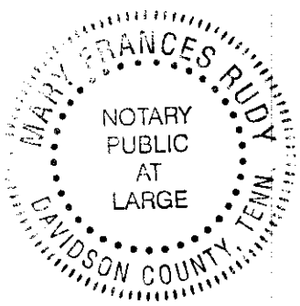
Witness my hand and official seal, this the 19th day of December, 2003.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903