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WARRANTY DEED

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

David S. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 2004

Notary Public

MY COMMISSION EXPIRES: 4/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Smith (NAME)	Decision One Mortgage (NAME)	44-5/151
105 Newell Avenue (ADDRESS)	6060 J. A. Jones Dr. #1000 (ADDRESS)	
Old Hickory, Tennessee 37138 (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, Lisa A. Lawson, n/k/a Lisa A. Lawson-Vance and husband, Mark Vance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Smith, 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 a part of an unnumbered Tract on the Map of Rayon City, of record in Book 843, page 13, Register's Office for said County, and described as follows:

Beginning at a point in the southwesterly margin of Newell Avenue or Dupont Avenue, at the northeast corner of Lot No. 46 on said plan; thence along the line of said Lot No 46 southwesterly 121.6 feet to a point; thence northwesterly, 50 feet to a point; thence northeasterly 121.6 feet to a point in the margin of Newell or Dupont Avenue; thence with the margin of the same southeasterly 50 feet to the point of beginning.

Being the same property conveyed to Lisa A. Lawson by deed dated 9/29/95 from Maurice G. Heird and wife, Dorothy J. Heird of record in Book 9823, page 255, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa A. Lawson by deed dated 9/29/95 from Maurice G. Heird and wife, Dorothy J. Heird of record in Book 9823, page 255, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements currently of record.

The Grantor(s), as further consideration for this conveyance, do hereby assign and set over unto the Grantee all their right, title and interest in and to a sewer tap which is provided for in an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, which agreement appears of record in

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unimproved ( )
This is improved (X) property, known as 105 Newell Avenue, Old Hickory, Tennessee 37138
(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 29th day of March 2004

Lisa A. Lawson now known as Lisa A. Lawson-Vance
Lisa A. Lawson n/k/a Lisa A. Lawson-Vance

Mark Vance
Mark Vance

Davidson County DEEDWARR
Recvd: 04/02/04 14:32 3pgs
Fees:18.00 Taxes:268.25

20040402-0037523

LEGAL DESCRIPTION CONTINUATION

Book 9823, page 251, Register's Office for Davidson County, Tennessee.

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 Lisa A. Lawson n/k/a Lisa A. Lawson-Vance and Mark Vance

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the~~y~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of March, 2004

Commission expires 4/26/05

Notary Public

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

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 _____ 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