WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/04 14:45 2pgs
Fees:13.00 Taxes:421.80

20040504-0050682

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Julie Andrews
Affiant

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

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 09/22/07
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie A. Andrews (NAME)	Decision One Mortgage Company, (NAME)	38-151
6336 Carney Road (ADDRESS)	6060 J.A. Jones Drive Suite 1000 (ADDRESS)	
Whites Creek, TN 37189 (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, Edna L. Roberts, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie A. Andrews, Married

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:

Beginning at an metal spike in the centerline of Carney Road, in Davidson County, said point being the northeast corner of the property conveyed to T. E. Barnes and wife, Della, by Sidney Carney and wife, Esa, of record in Deed Book 2646, page 81, said Register's Office, thence with Barnees' easterly line South 23 deg. 52' 40" East 682.66 feet to a 12' Elm on the north bank of a creek; said tree being the northeast corner of the property conveyed to Emil Freudemann and wife, Minnie by Margaret M. Grsham, of record in Deed Book 3467, Page 339, of the Register's Office for said County; thence with an old fence line North 70 deg. 0' East 308.03 feet to an iron pin, said point being in the southerly boundary of the Olice Carney property; thence North 23 deg. 52' 40" West 636.52 feet to an iron pin; thence North 62 deg. 00" West, passing an iron pin at 215.0 feet, a total of 240 feet to a metal spike in a centerline of Carney Road; thence with the centerline of Carney Road, South 28 deg. 00" West 196.0 feet to a metal spike; thence South 55 deg. 00" West 5.00 feet to the point of beginning, containing 5.10 acres, more or less.

Being the same property conveyed to Roy Roberts and wife, Edna L. Roberts by deed from Gary M. Humel and wife Barbara Ann Humel by deed dated 12/21/94 of record in Book 9555, Page 171, Register's Office for Davidson County, TN. Notary Certificate of Correction correcting Warranty Deed of record in Book 9555, Page 171, said Register's Office, of record in Instrument No. 20040503-0049994, Register's Office for Davidson County, Tennessee. The said Roy Roberts having since died.

unimproved ( )
This is improved (X) property, known as 6336 Carney Road, Whites Creek, TN 37189
(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 April, 2004

Edna L. Roberts
Edna L. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edna L. Roberts, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of April 2004.

Commission expires 09-22-07

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

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 the _____ 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