WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 29, 2005.

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lydia Deana Ferguson	Decision One Mortgage Company LLC, ISAOA/ATIMA	148-1098
(NAME)	(NAME)	
3916 Kelley Drive	6060 Ja Jones Drive Ste 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Charlotte, NC 28287	
(CITY) (STATE) (ZIP)	(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, Allison McCord, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lydia Deana Ferguson, a single person, 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. 53 on the Plan of Blanchard Heights of record in Plat Book 2663, Page 62 & 63, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Allison M. McCord by Warranty Deed from Timothy H. Marsh and wife, Carol E. Marsh of record in Instrument No. 20020307-0028652, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

Being the same property conveyed to Allison McCord, an unmarried person by Warranty Deed from Timothy H. March and wife Carol E. March of record in Instrument No. 20020307-0028652 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3916 Kelley Drive, Nashville, TN 37211

(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.

Allison McCord

Davidson County DEEDWARR
Recvd: 05/25/04 13:29 1pgs
Fees:13.00 Taxes:429.20
20040525-0061344

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison McCord the bargainor(s), 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 Nashville, Tennessee, this 20th day of May, 2004.

Commission expires: 05/29/05

Notary Public I. Dyke Tatum