Box 13
#7955

Davidson County DEEDWARR
Recvd: 07/02/04 16:10 2pgs
Fees:13.00 Taxes:469.90

20040702-0079535

WARRANTY DEED

B-ERA-04-2224

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF May, 2004.

Notary Public

My Commission Expires SEP. 25, 2004

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHAUNA DANIELS 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
Cedric D. Davis	Decision One Mortgage, LLC ~~Mortgage Resources~~	
2224 Riverway Drive	(NAME) 6060 JA. Jones Dr. Suite 1000	53-6-B-19 CO
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Charlotte, NC 28287	
(CITY) (STATE) (ZIP)	(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 CHIRSTOPHER PIERCE AND EISHA PIERCE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CEDRIC D. DAVIS AND CARL T. HALL JR., JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Phase 2, Waterford, of record in Plat Book 7900, Pages 412 and 413, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Pierce and wife, Eisha Pierce by Deed dated August 31, 1998 and filed for record on September 3, 1998 in Book 11099, Page 31, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 8711, Page 701, in the Register's Office for Davidson, Tennessee.

PUD Boundary Plat of record in Book 6900, Page 540, and Conveyance of Common Area of record in Book 8715, Page 590, both of the said Register's Office.

Right-of-Way Sewer Easements of record in Deed Book 2024, Page 225 of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 8694, Page 216, Book 8699, Page 462, Book 9432, Page 988 and Book 9530, Page 185, Register's Office of said County.

By-Laws filed of record in Book 8715, Page 583, in the 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 2224 Riverway Drive, 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 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 May, 2004.

Chirstopher Pierce

Eisha Pierce

STATE OF Tennessee
COUNTY OF Davidson

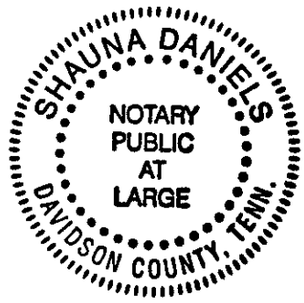
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chirstopher Pierce and Eisha Pierce, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2004.

Notary Public

My Commission Expires:

(SEAL) My Commission Expires SEP. 25, 2004



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903