WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/04 09:09 2pgs
Fees:13.00 Taxes:377.40

20040809-0095505

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 402,000.00

Derrick Winters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF July 2004

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: January 10, 2005
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick J. Winters (NAME)	Decision One Mortgage Co., LLC (NAME)	MAP: 052-13-B
3042 Penn Meade Way (ADDRESS)	6060 J. A. Jones Drive, Suite 1000 (ADDRESS)	PARCEL: 147.00
Nashville, Tennessee 37214 (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, Samuel E. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derrick J. Winters

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:

Being Lot No. 185 on the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Instrument Number 20000705-0066246, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Subject to restrictions filed of record in Book 6762, Page 208; Book 7566, Page 571; Book 10630, Page 501 and in Book 11532, Page 610, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3042 Penn Meade Way, Nashville, Tennessee 37214
(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 30th day of July, 2004

Samuel E. Smith

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 Samuel E. Smith

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

Commission expires January 18, 2005

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD 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 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