Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

# WARRANTY DEED

ST-04-5363

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Kevin N. Coffey
Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-19-06

(AFFIX SEAL)

SHELEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/02/04 10:33 2pgs
Fees:13.00 Taxes:462.13

20041102-0131506

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin N. Coffey | Decision One Mortgage, LLC | |
| (NAME) | (NAME) | |
| 209 W. Monticello Avenue | 6060 J.A. Jones Dr. Ste 1000 | 34-9-168 |
| (ADDRESS) | (ADDRESS) | |
| Madison, Tennessee 37115 | 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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TINA MARIE EDWARDS, SINGLE, AND VADA JANE FYKE, SINGLE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEVIN N. COFFEY, MARRIED, hereinafter called the Grantees, 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. 1 on the plan of The Resubdivision of Mrs. Willie T. Lusky and Mrs. Lettie L. Jones Property, Being Part of Lots 28, 30 & 32 of Bransford Realty Co., Alta Loma Subdivision on Gallatin Pike, of record in Book 6900, page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Subject to all matters shown on the Plan of record in Book 6900, Page 99, Register's Office for Davidson County, Tennessee.

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

Being the same property conveyed to Tina Marie Edwards and Vada Jane Fyke, both unmarried, by Deed from D. N. Singh and wife, Reva K. Singh, dated September 3, 1998, of record in Book 11113, page 177, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 209 W. Monticello Avenue, Madison, Tennessee 37115
(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/our hand(s) this 29th day of October, 2004.

Tina Marie Edwards

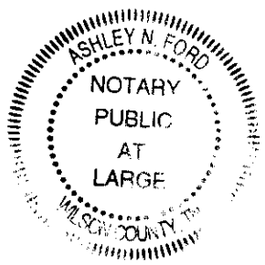
Vada Jane Fyke

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tina Marie Edwards and Vada Jane Fyke, the bargainor (s), 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 purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 29th day of October, 2004.

My Commission Expires: 2-19-06

Ashley N Ford
Notary Public




**RETURN TO:**

**EXECUTIVE TITLE LLC**

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

**MARY FRANCES RUDY**

ATTORNEY - AT - LAW