Bailey

WARRANTY DEED

Return to:

Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of October, 2004

Notary Public:

MY COMMISSION EXPIRES: 8-26-07
(AFFIX SEAL)

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donald C. Rakes	Decision One Mortgage Company, LLC	Map 149
117 Elizabeth's Court	6060 J.A. Jones Drive, Suite 1000	Group 2-O-C
Antioch, TN 37013	Charlotte, NC 28287	Parcel 17-CO

FOR AND IN 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

Chitiqua W. Walker

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Donald C. Rakes

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 Unit No. 17, on the Plan of Sterling Wood, a Portion of a Planned Unit Development, of record in Plat Book 6250, Page 648, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Chitiqua W. Walker, unmarried, by deed from Michael Phillip Clay and wife, Karen E. Clay of record in Instrument 20011015-0111978, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6668, Page 81 and Book 6668, Page 91, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 6250, Page 648, said Register's Office; (3) Sewer Easement of record in Book 6251, Page 616, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 117 Elizabeth's Court, Antioch, TN 37013

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 25th day of October, 2004.

Chitiqua W. Walker

Davidson County DEEDWARR
Recvd: 11/09/04 15:05 2pgs
Fees:13.00 Taxes:307.10

20041109-0135298

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 Chitiqua W. Walker, 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 25th day of October, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.