First Volunteer Title of Tennessee, Inc. 1411 West Main St., Suite C Lebanon, TN 37087

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 12/03/04 09:21 2pgs
Fees:13.00 Taxes:262.70
20041203-0144101

ADDRESS NEW OWNER:
Bertha R. Cook
802 Petway Drive
Nashville, TN 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Decision One Mortgage, LLC.
6060 J A Jones Drive Ste. 1000
Charlotte, NC 28287

MAP 82-4
GROUP
PARCEL 315

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **I, S.A.M. Properties,** have this day bargained and sold, and do hereby transfer and convey unto **Bertha R. Cook, unmarried** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 9, Block B on the Map of Nashville Trust Company's Subdivision of the A.W. Shryer Property, as shown on plat of record in Plat Book 843, page 25, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to S.A.M. Properties in Instrument No. 20040317-0030260, recorded 03/17/2004, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

I COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2004 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 843, Page 25, as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31 day of ~~November,~~ December 2004.

S.A.M. Properties

Steve A. McClanahan, President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the foresaid County and State, personally appeared **Steve A. McClanahan**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), upon his oath acknowledged himself to be the President of **S.A.M. Properties** and that he is such president being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the company, by the said **Steve A. McClanahan,** as such President.

WITNESS my hand and official seal at office this 31 day of ~~November~~ December, 2004.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 71,000.00.

Bertha R. Cook
AFFIANT

Subscribed and sworn to before me this the 31 day of ~~November~~ December, 2004.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____