Return To:
Key Title & Escrow Services, Inc.
213 Ward Circle, Suite 200
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

CHARLES W. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

02-0409-43439

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $298,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2004.

Notary Public
My commission expires: 9-22-07

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
~~Frank G.~~ Abernathy, Benita D.	Decision One Mortgage Co.	171-08-0-A-048.00
908 South Lane Court	6060 J.A. Jones Dr. #1000	
Brentwood TN 37027	Charlotte, NC 28287	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John F. Hoey and wife, Maureen Hoey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ~~Frank G. Abernathy and wife~~, Benita D. Abernathy,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: **married

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Cottonport Plantation, Phase III, of record in Plat Book 6900, Page 951, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to John F. Hoey and wife, Maureen Hoey by deed dated 4/9/96 of record in Book 10084, Page 677, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 908 South Lane Court, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 12/28/04 10:11 2pgs
Fees:13.00 Taxes:1102.60

20041228-0152744

WITNESS my hand this 30th day of November, 2004.

John F. Hoey

Maureen Hoey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John F. Hoey and Maureen Hoey, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN this 30th day of November, 2004.

Notary Public

My Commission expires 9/4/05