RTEC 08
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $202,500.00

Janelle McClure
Affiant

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Subscribed and sworn to before me, this 29th day of ~~December, 2004.~~ January, 2005

Ester Baldwin
Notary Public
My commission expires: 7-29-06

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

03-0411-32380

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Eugene Reyna	Decision one Mortgage Company, LLC	173-04-0-A-099
401 Barkley Court	6060 JA Jones Drive, Suite 1000	
Antioch TN 37013	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, Audie Eugene Newton referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eugene Reyna and wife, Alison B. Reyna, 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:

Land in Davidson County, Tennessee, being Lot No. 99, on the Plan of Oak Highlands Subdivision, Phase I, of record in Plat Book 6900, Pages 432-435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Audie E. Newton and wife, Michele L. Newton, by deed from Commercial Federal Mortgage Corporation, of record in Book 8038, Page 511, Register's Office for Davidson County, Tennessee. Audie E. Newton and Michele L. Newton were divorced by Final Decree of the Chancery Court for Williamson County, Tennessee, Docket No. 20941. Michele Lynn Newton conveyed subject property to Audie Eugene Newton by Quitclaim Deed of record in Book 8583, Page 916, said Register's Office. Audie E. Newton and Audie Eugene Newton being one and the same person.

This conveyance is 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 401 Barkley 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, 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: 01/11/05 10:06 2 pgs
Fees:13.00 Taxes:749.25

20050111-0003999

WITNESS my hand this 29th day of December, 2004.

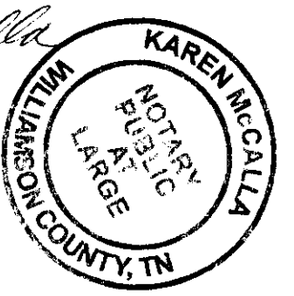
Audie Eugene Newton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Audie Eugene Newton, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of December, 2004.

Karen McCalla
State of Tennessee at Large



My Commission expires 06/19/07