# WARRANTY DEED

B-AFG-05-1035

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | PARCEL NUMBERS |
|---|---|---|
| Louisena Francis | Decision One Mortgage | |
| 1035 Petway Avenue | (NAME) 6060 JA Jones Drive, Suite 1000 | 83-1-243 |
| (ADDRESS) Nashville, Tennessee 37206 | (ADDRESS) 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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHESTER F. ESTES,MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LOUISENA FRANCIS,UNMARRIED, hereinafter called the Grantee(s), 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 13, PETWAY'S SUBDIVISION OF LOT NO. 7 HOBSON SUBDIVISION, as shown on plat of record in Plat Book 2, Page 42, in the Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chester F. Estes, a married man by Special Warranty Deed from Bank One, National Association fka The First National bank of Chicago, As Trustee, recorded January 29, 2004 in Instrument No. 20040129-0011057, Register's Office for Davidson County, Tennessee and by Substitute Trustee's Deed to Bank One, National Association fka The First National Bank of Chicago, As Trustee recorded January 31, 2003 in Instrument No. 20030131-0013338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 1035 Petway Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of February, 2005.

Chester F. Estes by Christine Estes, attorney in fact
Chester F. Estes

Christine Estes
Christine Estes

Davidson County DEEDWARR
Recvd: 02/18/05 10:34 2 pg
Fees:13.00 Taxes:407.00

20050218-0018492

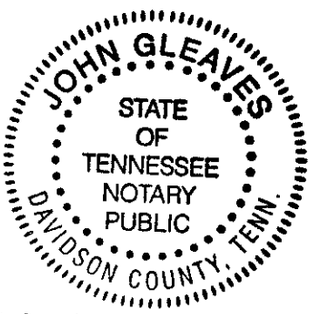
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christine Estes, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Chester F. Estes and acknowledged that he/she executed the same as the free act and deed of the said Chester F. Estes.

Witness my hand and official seal at
Nashville, Tn
on this the 9th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

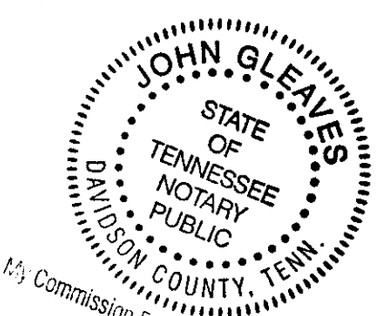
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christine Estes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 9th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903