03

Realty Title
48-A

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

Davidson County DEEDWARR
Recvd: 02/22/05 08:58 2 pgs
Fees:13.00 Taxes:806.60

20050222-0018876

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $218,000.00

Karen J. McCabe
Affiant

Subscribed and sworn to before me, this 11th day of February, 2005.

Notary Public
My commission expires: 03/14/05

03-0502-32491

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nicole Leigh Cook	Decision One Mortgage	98-00-0-118
3187 Earhart Road	6060 J. A. Jones Drive Suite 1000	
Hermitage TN 37076	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, Patty Meyr and Rex Meyr, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nicole Leigh Cook , 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 the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, a Surveyor, dated September 10, 1966, as follows:

Beginning on the easterly margin of Earhart Road at the southwest corner of the property conveyed to Melvin A. Farrel and wife, of record in Book 4233, Page 287, Register's Office for said County, thence with said Farrell's southern boundary line, south 85 deg. 58' east, 1483.9 feet; thence south 4 deg. 27' west 198.5 feet; thence north 85 deg. 58' west 1434.5 feet to the easterly margin of Earhart Road; thence with said road north 3 deg. 34' west 39.3 feet, north 15 deg. 08' west 100 feet and north 18 deg. 27' west 27.4 feet to the beginning containing 5.29 acres, more or less.

Being the same property conveyed to Patty Meyr and Rex Meyr, by deed from Northcourt Green, Inc., recorded in Instrument No. 20041124-0140859, said Register's Office.

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 3187 Earhart Road, Hermitage, TN 37076

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.

WITNESS my hand this 11th day of February, 2005.

Patty Meyr
By Fred Stier Atty in fact

Patty Meyr
By: Fred Stier, Atty in Fact

Rex Meyr
By Fred Stier Atty in fact

Rex Meyr
By: Fred Stier, Atty in Fact

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 Fred Stier, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Patty Meyr and Rex Meyr and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 2005.

3/14/2005
Commission expires

Notary Public