Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/20/05 10:04 1 pgs
Fees:13.00 Taxes:1006.40

20050520-0057006

WARRANTY DEED

Preparer's File #-05D0248

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00 .

Amanda Ulmer
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF MAY, 2005.

(Affix Seal) Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#,
James Edward Combs and Angela Jo Combs	Decision One Mortgage Co.	172-13-0-A-061.00CO
329 Swynford Court	6060 J. A. Jones Drive, ste 100	
Brentwood, TN 37027	Charlotte, NC 28287	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PAUL D. RUSSELL AND WIFE, DELIA B. RUSSELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES EDWARD COMBS AND WIFE, ANGELA JO COMBS, 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:

Tax/Map ID: 172-13-0-A-061.00 CO

Land in Davidson County, Tennessee, being Lot No. 11, On the Plan of Williams Grove, Section Two, of record in Plat Book 9700, page 903, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Paul D. Russell and wife, Delia B. Russell by deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Instrument No. 20010117-0004995, filed on 01-17-01, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **329 Swynford Court, Brentwood, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **17th** day of **May, 2005**:

Paul D. Russell

Delia B. Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL D. RUSSELL AND DELIA B. RUSSELL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 17th day of May, 2005.

Notary Public

My Commission Expires: 7/10/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.