Davidson County DEEDWARR
Recvd: 06/03/05 08:38 2 pgs
Fees:13.00 Taxes:314.50

20050603-0063041

WARRANTY DEED

B-STC-05-1918

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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:	MAP-PARCEL NUMBERS
Gary E. Hayden	Decision One Mortgage	
1918 12th Avenue North (ADDRESS)	(NAME) 6060 J.A. Jones Drive, Suite 1000 (ADDRESS)	81-07-373.00
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Charlotte, NC 28287 (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 BORDEAUX COMMUNITY DEVELOPMENT CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY E. HAYDEN AND WIFE, SHERMONICA HAYDEN, 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 No. 74 on the Map of Cephas Woodard's S/D of Lots 5 and 6 of the Thomas Woodard Property, as of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 50 feet on the easterly side of Twelfth Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet, to an alley.

Being the same property conveyed to Bordeaux Community Development Corporation, by Deed dated September 15, 2003 and filed for record on October 23, 2003 in Instrument Number 20031023-0156800, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Johnnie R. Burroughs and wife, Linda M. Burroughs by Cash Deed recorded January 25, 1979 in Book 5388, Page 827, 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 1918 12th Avenue North, Nashville, Tennessee 37208
(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 31st day of May, 2005.

Bordeaux Community Development Corporation

By: _____

Title: CEO

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, George T. Dunlap, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the CEO of Bordeaux Community Dev. Corp., the within named bargainor, a corporation, and that he as such CEO being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as CEO.

Witness my hand and official seal at Nashville, TN on this .

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903