Davidson County DEEDWARR
Recvd: 07/14/05 15:02 2 pgs
Fees:13.00 Taxes:471.39

20050714-0081968

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

WARRANTY DEED

B-AHM-05-613

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,403.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Carrie Ann Blair	Decision One Mortgage	
613 Nashua Lane	(NAME) 6060 JA Jones Drive, Suite 1000	91-05 223.00
(ADDRESS) Nashville, Tennessee 37209	(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 PETER F. WILSON, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARRIE ANN BLAIR, 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 NO. 17 ON THE PLAN OF SECTION 2 MOSSWOOD HEIGHTS OF RECORD IN BOOK 4175, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 17 FRONTS 51.0 FEET ON THE WESTERLY MARGIN OF NASHUA LANE AND EXTENDS BACK BETWEEN PARALLEL LINES 125.0 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO PETER F. WILSON, A SINGLE PERSON BY WARRANTY DEED FROM ELIZABETH F. GERLOCK, A SINGLE PERSON, RECORDED ON THE 9TH DAY OF JUNE, 1992 IN DEED BOOK 8647, PAGE 735, IN THE REGISTER'S OFFICE OF 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 613 Nashua Lane, Nashville, Tennessee 37209
(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 8th day of July, 2005.

Peter F. Wilson

STATE OF Tennessee
COUNTY OF Davidson

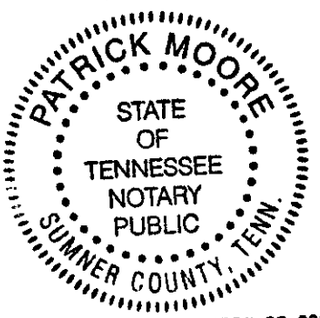
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter F. Wilson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 8th day of July, 2005.

Notary Public

My Commission Expires: 4-25-08

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903