WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/05 10:26 2 pgs
Fees:13.00 Taxes:475.45

20050902-0105805

G-TRA-05-7158

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

Subscribed and sworn to before me this 24th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-09
(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
Vicki Jeanne Schafer	Decision One Mortgage	
7158 Douglas Road	(NAME) 6060 JA Jones Drive, Suite 1000	14-65.00
(ADDRESS) Joelton, Tennessee 37080	(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 SHARON G. HOLT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VICKI JEANNE SCHAFER, 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. 27 ON THE DIVISION OF BIDWELL PROPERTY IN THE 14TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A MAP MADE BY HICKERSON ENGINEERS, DATED MAY 30, 1966, AS FOLLOWS:

SAID LOT FRONTS 149 FEET ON THE EAST SIDE OF DOUGLAS ROAD AND EXTENDS BACK 710 FEET ON THE NORTH LINE AND 572 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR MEASURES 200 FEET.

Being the same property conveyed to Sharon G. Holt by Successor Trustee's Deed filed for record on July 22, 2005 in Instrument No. 20050722-0085798, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 4360, page 68; Book 2274, page 58; Book 2745, page 286 and Book 3610, page 12, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7158 Douglas Road, Joelton, Tennessee 37080
(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 24th day of August, 2005.

Sharon G. Holt

STATE OF Tennessee
COUNTY OF Davidson

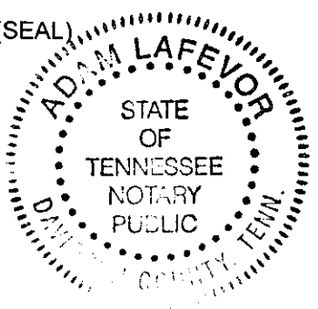
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon G. Holt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 24th day of August, 2005.

Notary Public

My Commission Expires: 11-22-08

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903