WARRANTY DEED

BW-20050209

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF September, 2005.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Annie Buchanan	Decision One Mortgage Company, LLC	050-14-0 089.00
3265 Spears Road	6060 J. A. Jones Drive, Suite 1000	
Nashville, TN 37207	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, DARRYL L. HYDE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANNIE BUCHANAN, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot NO. 413 on the Plan of Parkwood Estates, Section II, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveved to Darryl L. Hyde, unmarried from Glenn Kaylor, Jr. and wife, Virginia D. Kaylor by warranty Deed dated August 1, 1994 and recorded August 8, 1994 in Book 9431, page 169, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3265 Spears Road, Nashville, Tennessee 37207 .

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 9th day of September, 2005:

Darryl L. Hyde

Davidson County DEEDWARR
Recvd: 09/12/05 12:20 1 pgs
Fees:13.00 Taxes:539.83
20050912-0109370

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named DARRYL L. HYDE, UNMARRIED, the bargainor(s), 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 therein contained. Witness my hand and official seal at Williamson, Tennessee this 9th day of September, 2005.

April G Nichols
Notary Public
My Commission Expires: 6-26-07