Record 2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/05 12:20 2 pgs
Fees:13.00 Taxes:296.00
20051103-0133178

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$80,000.00.**

Affiant

Subscribed and sworn to before me this 27th day of October, 20 05

Notary Public

My Commission expires: 3/23/06

(Affix seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tiwana Doak-Martin	Decision One Mortgage Company, LLC	082-07-0-121.00
818 Lischey Court	6060 J. A. Jones Drive, Suite 1000	
Nashville, TN 37207	Charlotte, NC 28287	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ovella L. Fitzpatrick, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tiwana Doak-Martin, a married person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in East Nashville, Davidson County, Tennessee, being shown on the Plan of Humphrey Pierce's Addition, as of record in Book 161, page 20, Register's Office for said County.

Beginning at a point in the westerly margin of North Fourth Street, formerly Lischey Avenue, 101 feet south of the south margin of Wilburn Street; thence with the westerly margin of North Fourth Street southerly 66 feet to a point; thence westerly 155 feet more or less to an alley; thence with the margin of said alley northerly 67 feet to a point; thence easterly 155 feet to the point of beginning.

Being the same property conveyed to Ovella L. Fitzpatrick, married, by deed from Jerry B. Nail, on April 26, 2000, of record in Instrument Number 20000503-0044394, Register's Office for Davidson County, Tennessee. The said Calvin Fitzpatrick hereby joins in this conveyance to convey any and all interest that he may have in said property, particularly any marital interest.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 082-07-0-121.00.
- Subject to all matters as shown on the Plan of record in Book 161, page 20, Register's Office Davidson County, Tennessee.

This is improved property known as: **818 Lischey Court, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 27, 2005.

Ovella Fitzpatrick

Ovella Fitzpatrick

Calvin Fitzpatrick

BY: Calvin Fitzpatrick by Ovella Fitzpatrick - attorney-in-fact
Ovella Fitzpatrick, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ovella L. Fitzpatrick,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 27, 2005

My commission expires 8/20/06

Notary Public

ANDREW H. MACONNEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Ovella L. Fitzpatrick**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Calvin Fitzpatrick,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Calvin Fitzpatrick**, the bargainor(s), by the said **Ovella L. Fitzpatrick**, as Attorney-in-Fact.

WITNESS my hand and seal, this 27th day of October, 2005.

NOTARY PUBLIC My Commission Expires: 8/20/06

ANDREW H. MACONNEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY