WARRANTY DEED

G-FCM-05-1005

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF December, 2005

Notary Public

MY COMMISSION EXPIRES: DIANE B. STABLEY
(AFFIX SEAL) NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 21, 2009

NOTARY PUBLIC NEW JERSEY

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
Howard B. Duck	Decision One Mortgage	
1005 13th Avenue South #8 (ADDRESS)	6060 JA Jones Drive, Suite 1000 (ADDRESS)	105-1A-8.00 CO
Nashville, Tennessee 37212 (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 LOUIS DIGUILIO AND WIFE, TONI DIGUILIO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HOWARD B. DUCK,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 UNIT NO. 8, ST. AUGUSTINE COURT TOWNHOMES, A PLANNED UNIT DEVELOPMENT, AS ESTABLISHED BY THE DECLARATION, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN INSTRUMENT NO.: 20050405-0037321, ALONG WITH A 12.5% OWNERSHIP INTEREST OF THE COMMON AREA, AS SHOWN ON THE PLAT INCORPORATED THEREIN AS EXHIBIT A-2 TO SAID DECLARATION AND SUBJECT TO ALL THE TERMS AND CONDITIONS SETFORTH THEREIN, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM EVERETT JAMES BECKWITH, UNMARRIED TO JOEL GORDON AND WIFE, BERNICE W. GORDON, AS RECORDED ON THE 11TH DAY OF MAY, 1962, IN BOOK 3376, PAGE 21, AND
BEING PART OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JOEL GORDON AND WIFE, BERNICE W. GORDON TO CARL MASSARO AS RECORDED ON THE 4TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040504-0050472 AND BEING ALL OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM CARL MASSARO TO LOUIS DIGUILIO AND WIFE, TONI DIGUILIO AS RECORDED ON THE 13TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050413-0041330, 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 including those of record in Instrument Number 20050405-0037321; 20050405-0037306; 20050405-0037307, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 1005 13th Avenue South #8, Nashville, Tennessee 37212
(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 5th day of December, 2005.

Louis DiGuilio

Davidson County DEEDWARR
Recvd: 12/09/05 11:01 2 pgs
Fees:13.00 Taxes:307.10

20051209-0148141

Toni DiGuillio

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis DiGuillio and Toni DiGuillio, 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 5th day of December, 2005.

Notary Public

My Commission Expires:

(SEAL)

DIANE B. STABLEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 31, 2009

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903