JOHN CLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

B-LHM-05-136

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(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
Keith H. Robertson	Decision One Mortgage Co., LLC	
136 Rio Vista Drive (ADDRESS)	(NAME) 6060 J.A. Jones Drive Ste 1000 (ADDRESS)	43-12 27.00
Madison, TN 37115 (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 DAVID VANCE AND WIFE, MARGARET A. VANCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH H. ROBERTSON, 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. 22 AND THE NORTHERLY 25 FEET OF LOT NO. 21 OF BLOCK "B" ON THE REVISED PLAN OF MYATT-EAGAN SUBDIVISION OF LOT NO. 8 AND THE WEST PART OF LOT 9 OF ANDERSON ESTATES, OF RECORD IN BOOK 1424, PAGE 107, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 75 FEET ON THE EAST SIDE OF RIO VISTA DRIVE AND RUN BACK BETWEEN LINES, 149.6 FEET ON THE NORTH LINE OF LOT NO. 22, AND 159.8 FEET ON THE SOUTH LINE OF PART OF LOT 21, TO A DEAD LINE IN THE REAR ON WHICH THEY MEASURE 75.72 FEET MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DAVID VANCE AND WIFE, MARGARET A. VANCE BY WARRANTY DEED FROM JEWEL DICKSON FLATT, A WIDOW, RECORDED ON THE 19TH DAY OF SEPTEMBER, 1985 IN DEED BOOK 6660, PAGE 85, 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.

Davidson County DEEDWARR
Recvd: 01/19/06 13:36 2 pg
Fees:13.00 Taxes:333.00

20060119-0007367

unimproved ( )
This is improved (X) property, known as 136 Rio Vista Drive, Madison, Tennessee 37115
(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 4th day of January, 2006.

David Vance

Margaret A. Vance

STATE OF Tennessee
COUNTY OF Davidson

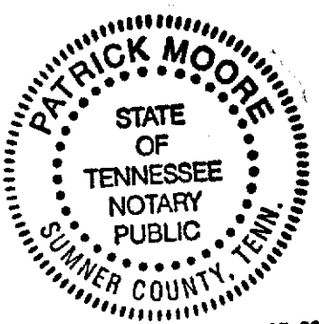
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Vance and Margaret A. Vance, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 4th day of January, 2006.

Notary Public

My Commission Expires: 4-25-06

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903