This Instrument Was Prepared By:

Mike J. Urquhart, Attorney at Law
20 Academy Place
Nashville, Tennessee 37210

Davidson County DEEDQC
Recvd: 02/15/06 12:26 4 pgs
Fees:22.00 Taxes:0.00
20060215-0018321

Address New Owner as Follows:	Send Tax Bills To:	Map Parcel Numbers:
Louisena Francis P.O. Box 60293 Nashville, Tennessee 37206	Louisena Francis P.O. Box 60293 Nashville, Tennessee 37206	08301024300

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Robert Francis, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledge, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Louisena Francis, his, her, its, heirs, successors and assigns, his, her, its, entire right, title and interest in and to a certain tract parcel of land in Davidson County, Tennessee, described commonly as follows:

1035 Petway Avenue, Nashville, Tennessee 37206 Parcel Number 08301024300, Instrument No 20050218-0018492

Being the same property conveyed to Louisena Francis by Instrument No 20050218-0018492 from Chester F. Estes of record in the Register's Office for Davidson County, Tennessee.

This instrument and the interest herby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 28 day of October, 2005.

ROBERT FRANCIS

State of Tennessee)
)
County of Davidson)

On this the 28th day of October, 2005, before me, Mike J. Urquhart, the undersigned officer, personally appeared, Robert Francis, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same of the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Mike J. Urquhart, Notary Public

MIKE J. URQUHART
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires: MIKE J. URQUHART NOTARY PUBLIC, STATE OF TENNESSEE MY COMMISSION EXPIRES: JANUARY 26, 20[illegible]

{ CERTIFICATE OF ACKNOWLEDGEMENT }

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$0.00

Affiant

ROBERT S. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN.

Subscribed and sworn to before me on this
30 day of December, 2005.

Notary Public

My Commission expires FEB. 22, 2009

WARRANTY DEED

B-AFG-05-1035

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF February, 2005.

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBYN DOBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

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: (NAME)	MAP-PARCEL NUMBERS
Louisena Francis	Decision One Mortgage	
1035 Petway Avenue (ADDRESS)	6060 JA Jones Drive, Suite 1000 (ADDRESS)	83-1-243
Nashville, Tennessee 37206 (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 CHESTER F. ESTES,MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LOUISENA FRANCIS,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 13, PETWAY'S SUBDIVISION OF LOT NO. 7 HOBSON SUBDIVISION, as shown on plat of record in Plat Book 2, Page 42, in the Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chester F. Estes, a married man by Special Warranty Deed from Bank One, National Association fka The First National bank of Chicago, As Trustee, recorded January 29, 2004 in Instrument No. 20040129-0011057, Register's Office for Davidson County, Tennessee and by Substitute Trustee's Deed to Bank One, National Association fka The First National Bank of Chicago, As Trustee recorded January 31, 2003 in Instrument No. 20030131-0013338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1035 Petway Avenue, Nashville, Tennessee 37206
(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 9th day of February, 2005.

Chester F. Estes by Christine Estes, attorney in fact
Chester F. Estes

Christine Estes
Christine Estes

Davidson County DEEDWARR
Recvd: 02/18/05 10:34 2 pgs
Fees:13.00 Taxes:407.00
20050218-0018492