THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***143,000.00.

Edward J Silagyi
Affiant

Subscribed and sworn to before me this 17th day of October, 2000.

Mitchell A Watts
Notary Public

My Commission Expires: 9-24-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/20/00 15:52 2pgs
Fees:11.00 Taxes:529.10
20001020-0104403

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
EDWARD J. SILAGYI ROBERT L. LAURA 815 Boscobel Street Nashville, Tennessee 37206	MORTGAGE EDGE CORPORATION 1355 Beverly Road #330 McLean, Virginia 22101	MAP 82-16 PARCEL 293

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THREE THOUSAND AND 00/100 ($***143,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I, C. FRANKLIN CHAMBERLAIN, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto EDWARD J. SILAGYI and ROBERT L. LAURA, both unmarried, as Joint Tenants with Right of Survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Resubdivision of Lots 114, part of Lots 113 and 115 of J.B. Williams Addition of record in Book 6050, page 576, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to C. Franklin Chamberlain by deed from Frankie L. Hopkins, Jr., unmarried, of record in Book 11554, page 407, Register's Office for Davidson County, Tennessee.

This is improved property known as 815 Boscobel Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Resubdivision of Lots 114, part of Lots 113 and 115 of J. B. Williams Addition of record in Book 6050, page 576, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of October, 2000.

C. Franklin Chamberlain

C. FRANKLIN CHAMBERLAIN
By his Attorney in Fact,
Louise Bairnsfather

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUISE BAIRNSFATHER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of C. FRANKLIN CHAMBERLAIN and acknowledged that she executed the same as the free act and deed of the said C. FRANKLIN CHAMBERLAIN.

WITNESS my hand and seal this 17th day of October, 2000.

Mitchell A Watts

Notary Public

My Commission Expires:

9-24-01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN