WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,500.00

Carl A. Tucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2001

KATHY SNIDER NOTARY PUBLIC Exp. 07/27/2002 DAVIDSON COUNTY TN

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl A. Tucker (NAME)	Mortgage Edge Corporation (NAME)	MAP 142-*05-A
121 Plantation Court (ADDRESS)	1355 Beverly Road, Suite 330 (ADDRESS)	PARCEL 10 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	McLean, VA 22101 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Camille P. Phillips and Grady B. Huckaby and Linda Ann Huckaby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl A. Tucker and wife, Dorothy Durham Tucker

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:

A certain condominium apartment in Davdison County, Tennessee, being Unit No. B-4, together with the carport designated B-4-C on the Plan of River Plantation Section 2, condominium apartments, of record in Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Fred A. Poe and spouse, Camille R. Poe and Grady H. Huckaby and spouse, Linda Ann Huckaby, by deed from Gaye McClothlen and Mary Catherine McGlothlen of record in Book 8712, page 809, said Register's Office. Fred A. Poe has since died vesting his interest in said property in Camille R. Poe. Grady H. Huckaby is one and the same person as Grady B. Huckaby.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4460, page 136, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4661, page 334, Book 4691, page 906 and Book 6354, page 676, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/27/01 10:59 2pgs
Fees:11.00 Taxes:464.35

20010227-0018056

unimproved ( )
This is improved (X) property, known as 121 Plantation Court, Nashville, Tennessee 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 23rd day of February, 2001

Camille P. Phillips

Linda Ann Huckaby by Camille P. Phillips, Attorney in Fact

Grady B. Huckaby by Camille P. Phillips
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Camille P. Phillips Huckaby

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2001.

Commission expires ____

KATHY S. SNIDER NOTARY PUBLIC Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Kathy Snider
Notary Public

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

~~Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.~~

~~Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.~~

~~My commission expires _____~~

~~Notary Public~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2001, before me personally appeared Camille P. Phillips, to me known to be the person who executed the foregoing instrument on behalf of Grady B. Huckaby and Linda Ann Huckaby and acknowledged that she executed the same as the free act and deed of Grady B. Huckaby and Linda Ann Huckaby. Witness my hand and seal this 23rd day of February, 2001.

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 24, 2001