PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/02/01 09:36 2pgs
Fees:11.00 Taxes:403.30
20010302-0019569

W & I Ref: (st) Title No: 42191
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marshall Woksa 540 Skyview Drive Nashville, TN 37206	Mortgage Edge Corporation 1355 Beverly Road, Ste 330 McLean, VA 22101

TAX MAP-PARCEL NUMBERS: 083-11-052

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 109,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Mala Hengber, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marshall Woksa,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Rolling Acres of record in Plat Book 1130, Page 34, Register's Office for said County.

Said Lot No. 72 fronts 80 feet on the westerly margin of Skyview Drive and extends back 220 feet on the northerly line and 208.8 feet on the northerly line to a dead line in the rear, measuring 68 feet thereon.

Being the same property conveyed to Elizabeth Mala Hengber by deed from John B. Shabb and wife, Cynthia H. Shabb of record in Book 8691, Page 772, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 34, said Register's Office, which Plan shows a 30 foot minimum building setback line from Skyview Drive and a 10 foot easement for public utility purposes along the rear line(s)

This is improved property, known as: 540 Skyview Drive, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 2001.

Elizabeth Mala Hengber

State of Tennessee
County of Davidson

On this 28th day of February, 2001, before me the undersigned authority, personally appeared **Elizabeth Mala Hengber**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 109,000.00

Affiant

Sworn and subscribed before me on the 28th day of February, 2001.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004