Davidson County DEEDWARR
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Fees:11.00 Taxes:271.95
20010302-0019813

WARRANTY DEED

FILE BOX 45

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2001.

Notary Public

My Commission Expires: 3/24/01

Preparer's File #-01B121

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mary Anne Florek	Mortgage Investors Group	95-03-0-A-043.00CO
2258 Lebanon Pike	8320 E. Walker Springs Lane	
Nashville, TN 37214	Knoxville, TN 37923	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LUCILE QUALLS-WRIGHT, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARY ANNE FLOREK, 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 Unit No. 43 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253, in Register's Office for Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Lucile Qualls-Wright by deed from 1994-N2 Tennessee Associates, L.P. of record in Book 11677, page 70, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **2258 Lebanon Pike, Nashville, Tennessee 37214**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **26th** day of **February, 2001**:

Lucile Qualls-Wright
Lucile Qualls-Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. Aaron Fortner, a Notary Public in and for said County and State, the within named LUCILE QUALLS-WRIGHT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 26th day of February, 2001.

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

Notary Public

My Commission Expires: July 14, 2002