Davidson County DEEDWARR
Recvd: 04/06/01 13:25 2pgs
Fees:11.00 Taxes:462.50

20010406-0033928

Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 16 day of March 2001.

Notary Public
My commission expires: 04/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Meredith R. Combs	Mortgage Edge Corporation	147-14-0/130.00
676 Brewer Drive	1355 Beverly Road, Suite 330	
Nashville TN 37211-0000	McLean, VA 22101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Xennie E. Fox an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Meredith R. Combs a single person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No.408 on the Plan of Candlestick Farms, Section IV, of record in Book 3600, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael A. Fox and wife, Xennie E. Fox, by Deed from Marion Keith Jones and Kelly L. Barnes, of record in Book 10755, Page 758, Register's Office for Davidson County, Tennessee. Michael A. Fox having conveyed his interest by quitclaim deed to Xennie E. Fox of record in Instrument No. 20010314-0024335 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2001 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Candlestick Farms, Section IV of record in Book 3600 Page 71, Register's Office for Davidson County, Tennessee. 3) Restrictions of record in Book 3811, page 975, and as amended in Book 3822, Page 75, Register's Office for Davidson County, Tennessee.

This property is improved property known as 676 Brewer Drive, Nashville, Tennessee 37211-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16 day of March, 2001.

Xennie E. Fox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Xennie E. Fox the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16 day of March, 2001.

Notary Public

My Commission expires: 04/20/03