PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 42391
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/30/01 10:34 2pgs
Fees:11.00 Taxes:473.60

20010430-0043062

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret M. Nugent Alexis J. Loyo 526 Starliner Drive Nashville, TN 37209	Mortgage Lenders of America 5210 Maryland Way, Suite 203 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 090-16-134

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 128,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne Catharine Lesemann as Successor Trustee with full power under the Martha Kay McKinney Trust Agreement, dated March 29, 1995,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret M. Nugent and spouse, Alexis J. Loyo,** 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. 1009 on the Plan of Charlotte Park, Section 13 of record in Book 2900, page 142, Register's Office for said County.

SAID Lot No 1009 fronts 75.0 feet on the northeasterly margin of Starliner Drive and extends back 149.9 feet on the northwesterly line and 150.0 feet on the southeasterly line to a dead line in the rear measuring 75.0 feet thereon.

BEING the same property conveyed to Charles L. McKinney and wife, Martha K. McKinney, as tenants in common each and undivided one-half (1/2) interest by deed from James H. Story and wife, Linda P. Story. By Quitclaim Deed of record in Book 9647, page 776, Martha Kay McKinney conveyed her interest in subject property to Martha Kay McKinney as Trustee of the Martha Kay McKinney Trust, dated March 29, 1995. By Quitclaim Deed of record in Book 9995, page 737, said Register's Office, the said Charles L. McKinney as to a 1/2 undivided interest and Martha Kay McKinney, as Trustee of the Martha Kay McKinney Trust, dated March 29, 1995, conveyed subject property to Charles L. McKinney and wife, Martha Kay McKinney. The said Charles L. McKinney has since died. By Quitclaim Deed of record in Book 11663, page 39, said Register's Office, Martha Kay McKinney, unmarried, conveyed her interest in subject property to The Martha Kay McKinney Trust, dated March 29, 1995. The said Martha Kay McKinney has since died. The Martha Kay McKinney Trust, dated March 29, 1995, directed that Anne Catharine Leseman serve as Successor Trustee, with full power to convey.

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 2900, Page 142, said Register's Office, which Plan shows a 30 foot minimum building setback line from Starliner Drive and 10 foot easement for public utility purposes along the rear lines and an easement for Nashville Electric Service along the rear line(s); Restrictive covenants of record in Book 3185, page 544, said Register's Office.

This is improved property, known as: 526 Starliner Drive, Nashville, TN 37209

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 26th day of April, 2001.

Anne Catharine Lesemann, Successor Trustee

Anne Catharine Lesemann,
Successor Trustee

State of Tennessee
County of Davidson

On this 26th day of April, 2001, before me the undersigned authority, personally appeared **Anne Catharine Leseman, Successor Trustee with full power of The Martha Kay McKinney Trust dated March 29, 1995**, 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:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public

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: $ 128,000.00

Affiant

Sworn and subscribed before me on the 26th day of April, 2001.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public