PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 42357
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/07/01 13:56 2pgs
Fees:11.00 Taxes:684.50
20010507-0046874

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Skyhawk Fadigan 7225 River Bend Road Nashville, TN 37221	Mortgage Lenders of America 8400 West 110th Street Suite 130 Overland Park, KS 66210

TAX MAP-PARCEL NUMBERS: 141-12-C-088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 185,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Rose, Jr. and spouse, Suzanne W. Rose,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Skyhawk Fadigan,** 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. 88 on the Plan of River Bend of record in Book 6900, pages 504 & 505, amended in Book 7465, page 833, Register's Office for said County.

SAID Lot No. 88 fronts 87.24 feet on the northerly margin of River Bend Road and extends back between parallel lines 149.79 feet to a dead line in the rear.

BEING the same property conveyed to Robert L. Rose, Jr. and wife, Suzanne W. Rose by deed from John D. Minton Construction Company, Inc. of record in Book 8745, page 421, 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 6900, Page 504 & 505, amended in Book 7465, page 833, said Register's Office, which Plan shows a 20 foot minimum building setback line from River Bend Road together with a designated building site, and10 foot easement for public utility and drainage purposes along the southerly front line of said lot, and a 20 foot easement for public utility and drainage purposes along the northerly rear line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7112, page 481, Book 7308, page 805, Book 7308, page 808, Book 7336, page 15, Book 7549, page 893, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7225 River Bend Road, Nashville, TN 37221

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 30th day of April, 2001.

Robert L. Rose, Jr. **Suzanne W. Rose**

State of Tennessee
County of Williamson

On this 30th day of April, 2001, before me the undersigned authority, personally appeared **Robert L. Rose, Jr.** and **Suzanne W. Rose**, 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.

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

My Commission Expires: Notary Public

State of Tennessee
County of Williamson My Commission Expires JULY 26, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185,000.00

Affiant

Sworn and subscribed before me on the 30th day of April, 2001.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 26, 2003