THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 97,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2001

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
EDWIN BARNES 1221 Greenland Avenue Nashville, Tennessee 37216	MORTGAGE EDGE CORPORATION 45915 Business Court #100 Sterling, Virginia 20166	MAP 61-12 PARCEL 175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY SEVEN THOUSAND AND NO/100---------- ---------- ($ 97,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, ROBERT K. CARVER AND WIFE, CAROL ANN CARVER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EDWIN BARNES AND WIFE, NANCY ANDREWS hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plat of Thomas W. Jarrell's Two Lot Subdivision of record in Book 4885, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Robert K. Carver and wife, Carol Ann Carver, by deed from Elaine J. Dorris, the only heir-at-law of Elizabeth D. Jarrell, deceased, of record in Book 10521, page 405, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/11/01 11:05 2pgs
Fees:11.00 Taxes:358.90

20010611-0061097

This is improved property known as 1221 Greenland Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEs, their heirs and assigns, forever.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Thomas W. Jarrell's Two Lot S/D of record in Book 4885, page 62, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of May, 2001.

ROBERT K. CARVER

CAROL ANN CARVER

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT K. CARVER AND WIFE, CAROL ANN CARVER, 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 this 30th day of May, 2001.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public