Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/30/01 13:22 1pgs
Fees:13.00 Taxes:442.15

20010730-0080464

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF JULY, 2001.

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

(Affix Seal)

Notary Public

My Commission Expires: July 16, 2002

Preparer's File #-01G449

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

Return Recorded Docs To :
Title Connection, Inc.
Suite 103
761 Old Hickory Blvd
Brentwood, TN 37207

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sharon K. MaGuire	North American Mtg Co.	147-06-105
4803 Milner Drive	4301 Hillsboro Rd. Ste 328	
Nashville, Tennessee 37211	Nashville TN 37215	

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, ISAIAH KANIES AND WIFE, JOY M. KANIES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHARON K. MAGUIRE, 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 Lot No. 48 on the Plan of Battery Crest Subdivision, Section I, as of record in Book 2900, page 91, Register's Office for said County, to which plan reference is hereby made fro a more complete description of said lot.

Being the same property conveyed to Isaiah Kanies and wife, Joy M. Kanies by Deed from Susan E. Johnston of record in Book 11191, page 145, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **4803 Milner Drive, Nashville, Tennessee 37211**

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 **17th** day of **July, 2001**:

Isaiah Kanies

Joy M. Kanies

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 ISAIAH KANIES AND JOY M. KANIES, 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 Nashville, TN, this 17th day of July, 2001.

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

Notary Public

My Commission Expires: July 16, 2002